

\$489,900 - 61 Hospital Road, Garden Lots

MLS® #202516839

\$489,900

3 Bedroom, 1.00 Bathroom, 2,432 sqft
Single Family on 0.49 Acres

Garden Lots, Garden Lots, Nova Scotia

Located in arguably one of the South Shores most sought-after communities, this exceptional property in Garden Lots offers the perfect blend of peaceful living and unmatched proximity to Lunenburg. Nestled on Hospital Road, just a short stroll from town, this home offers breathtaking diagonal views of Lunenburg's UNESCO World Heritage Site, the harbor, and the golf course, all while benefiting from lower county taxes. Set on two PIDs, this rare offering is more than just a home, it's a lifestyle opportunity. The 3-bedroom, 1-bathroom residence has seen significant upgrades, including a 767 sq ft addition, re-shingled roof, new vinyl siding and windows, modernized wiring with a generator panel, and full insulation. The main floor has been tastefully remodeled, offering convenience and comfort with features like main floor laundry, the primary bedroom, and elevated ocean views that truly set the tone. Upstairs, you'll find a cozy den, a storage area, and two additional bedrooms, one of which showcases those signature South Shore vistas. The basement offers a blank canvas with finished rooms for storage and is home to two furnaces, an oil unit and a wood-burning system installed in 2015. Outside, the property continues to impress. Enjoy beautifully landscaped grounds, a balcony with postcard-worthy views, an attached shed with potential to become a garage, and a wired outbuilding. Behind the home lies an elevated, wooded area where chickens are currently farmed, a



peaceful space that also offers exciting potential for further development or recreation to truly maximize this rare location. Opportunities like this dont come often. Don't miss your chance to own a front-row seat to one of Nova Scotia's most iconic townscapes. (id:6289)

Built in 1958

Essential Information

Listing #	202516839
Price	\$489,900
Bedrooms	3
Bathrooms	1.00
Square Footage	2,432
Acres	0.49
Year Built	1958
Type	Single Family
Sub-Type	Freehold

Community Information

Address	61 Hospital Road
Subdivision	Garden Lots
City	Garden Lots
Province	Nova Scotia
Postal Code	B0J2C0

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Balcony, Level
Parking	Paved Yard
View	Harbour, Ocean view

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Chest, Refrigerator
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office EXIT Realty Inter Lake



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