

\$1,100,000 - Lot 24-2 Italy Cross Road, Crousetown

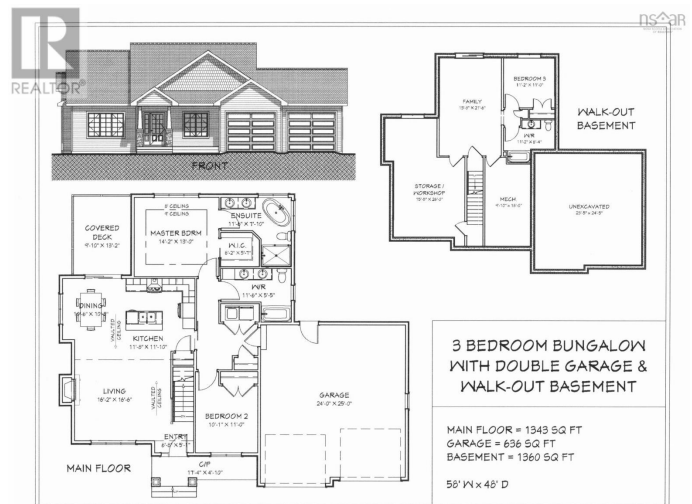
MLS® #202523860

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,835 sqft
Single Family on 2.04 Acres

Crousetown, Crousetown, Nova Scotia

NEW BUILD!! It is with great anticipation that we await the building and completion of this wonderful new 3 bedroom 3 full bathroom home! Nestled on a beautiful treed 2.04 acre lot with over 194 ft of direct waterfrontage on Petite Riviere, this lovely home will provide 1835 sq feet of finished living space and a 636 sq ft attached double garage! The foundation will be ICF with a walkout on the lower level allowing extra natural light on that level, and easy access to the yard and river beyond. This quality build will feature 2x6 exterior wall framing and 2x4 interior, engineered trusses, 30 year IKO Cambridge roofing, 1" ridged exterior insulation, Vinyl siding, R24 exterior wall insulation above grade and R50 ceiling insulation, Garaga garage doors and EV connection in garage! There will also be a custom kitchen with island in the open concept layout, hardwood and ceramic flooring on the main level, custom bathroom cabinets, gas fireplace, Central HRV system, central ducted heat and air conditioning system, 5 stainless steel appliances and so much more! Please ask for a complete list of Basic construction Specifications. If you are searching for a little piece of paradise this home could be the one...only 20 minutes from Bridgewater and 5 minutes from some of the South Shore's finest beaches! Expected completion Spring 2026. (id:6289)



Essential Information

Listing #	202523860
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,835
Acres	2.04
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	Lot 24-2 Italy Cross Road
Subdivision	Crousetown
City	Crousetown
Province	Nova Scotia
Postal Code	B4V6R5

Amenities

Amenities	Beach
Features	Treed, Sloping
Parking	Attached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Gas stove(s), Dryer - Gas, Washer, Microwave, Refrigerator
Cooling	Heat Pump
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped

Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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