



MLS Client View - RESIDENTIAL

MLS #	5055336	Number of Bedrooms	2
PID #	60064102	Master On Main Floor?	
Additional PID	No	Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	13
Listing Price	\$899,000	Total Fin SqFt (TLA)	2,800
Selling Price		Square Footage (MLA)	2,800
Address	85 SPRUCE POINT Road	Building Dimensions	IRREGULAR (94` X 38`)
Address 2		Lot Size	3.47 ACRES
Community	East River Point	Garage	Yes
District	405-Lunenburg County	Waterfront	Yes
Sub-District	A2		
Style	Detached		

Directions to Property

Exit 7 from Highway 103. At end of off-ramp, turn left onto Hwy-3 (east). Drive 1 km then turn right onto Hwy-329. Follow Hwy-329 south for 4.4 km to Spruce Point Road on your right. Follow private drive to #85 at end of road. Realty sign posted.



Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	MAHONE BAY	Elementary School	Chester District	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas	200.00		Elementary School	Living Room	Main Floor	18 X 13
Water Frontage Units	Feet	Middle/Jr School	Forest Heights	Dining Room	Main Floor	16 X 13
Zoning	RES		Community School	Kitchen	Main Floor	18 X 13
Inclusions	fridges (2), stove, dishwasher, washer & dryer	High School	Forest Heights	OTHER	Main Floor	10X6 + NOOK (PANTRY)
			Community School	Master Bedroom	Main Floor	16 x 15
Exclusions	hanging copper whale in great room	Fr Imm Elementary School		Ensuite Bath 1	Main Floor	14 X 9 (4-PC)
		Fr Imm Middle/Jr School		OTHER	Main Floor	14 X 9 (WALK-IN)
Association Fees		Fr Imm High School		Den/Office	Main Floor	15 X 12
Condo Corp #		Other		Bath 1	Main Floor	10 X 6 (2-PC)
Monthly Condo Fee		Garage Details	DOUBLE ATTACHED	Laundry	Main Floor	14 X 5
Condo Fee Includes			HEATED (33 X 22)	Foyer	Main Floor	15 X 14
		Parking Details		Bedroom	2nd Level	22 X 19
		Rental Income		Ensuite Bath 1	2nd Level	10 X 7
		Mini/Mobile CSA/ABS#		OTHER	2	10 X 7
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

`SeaScapes` shines like a beautifully cut jewel set perfectly into its coastal setting?truly a home that sparkles like the waters it overlooks. The Great Room WOWs w/ 14? ceilings, dramatic floor-to-ceiling windows & quality detailing throughout. Comfort is foremost w/ a Live-on-One-Level floorplan where interior spaces flow seamlessly to the outdoors & a house-wide deck. Luxurious Master Suite complete w/ dressing room, spacious ensuite, & its own access to the oceanside deck. At the opposite end of the house, above the 2 car garage, is a private Guest Suite w/ its own bath & balcony overlooking the ocean. Energy efficient R-2000 construction w/ heat pump, Energy-Star windows, & passive solar benefits. 200? of granite shoreline, deck projecting over the water, cozy seaside studio, & beautiful gardens. 3.5 mostly wooded acres primed for grooming into natural walking paths. Privacy w/ the big city a mere 40 mins away (ideal for commuters), Chester & Hubbards, less than a 10 min drive.

Property Features

BUILDING STYLE	Contemporary	GARAGE	Attached, Double, Heated
PROPERTY SIZE	3 to 9.99 Acres	DRIVEWAY/PARKING	Double, Gravel
BASEMENT	Crawl Space, Full, Undeveloped, Walkout	FEATURES	Balcony, Deck, Patio, Alarm System, Ensuite Bath, HRV (Heat Rcvry VentIn), Wheelchair Access, Fireplace(s)
FOUNDATION	Concrete	RENTAL EQUIPMENT	Propane Tank
EXTERIOR FINISH	Vinyl	WATER FRONTAGE	Ocean
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	Access: Ocean, View: Ocean
FLOORING	Carpet, Ceramic, Hardwood, Porcelain	LAND FEATURES	Partially Cleared, Sloping/Terraced, Wooded/Treed
HEATING/COOLING TYPE	Central Air, Heat Pump -Ducted		
FUEL TYPE	Electric, Propane		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Electricity, High Speed Internet, Telephone, Other		



CYNTHIA DIAL - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 5055336
List Price \$899,000
Status: ACT
Class: RE

Address 85 SPRUCE POINT Road
Community EASTVRPT
Province NS
Postal Code BOJ 1T0

Listing Office:
RED DOOR REALTY - 16940



Welcome to 'SeaScapes'!



A Stunning Oceanfront Home



Relax & enjoy the setting



Integrated with the landscape



'WOW' ...that IS a Great Room!



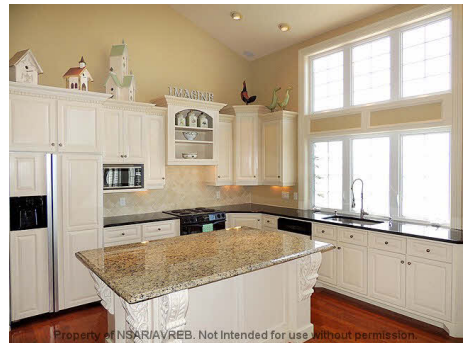
14` vaulted ceilings with...



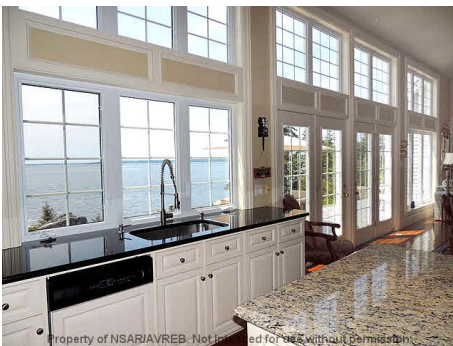
...a wall of windows to...



...bring the seascapes inside!



Beautiful custom Kitchen...



...with granite & great views!



Completely Open Plan

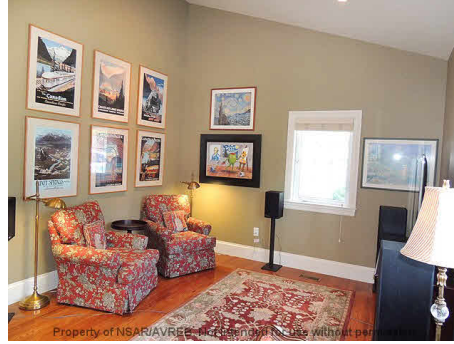


Living Rm looking toward entry

Data provided by the Nova Scotia Association of REALTORS®.



Propane Fireplace



Den/Office (or 3rd Bedroom)



Gorgeous Powder Room



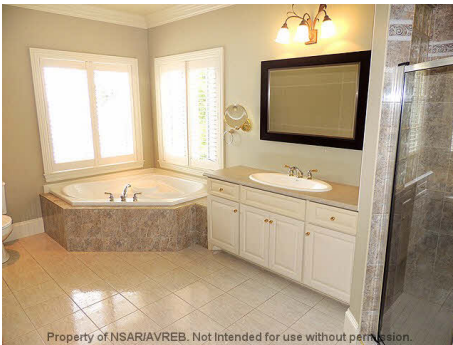
Hall to Master Suite



Master Bedroom with...



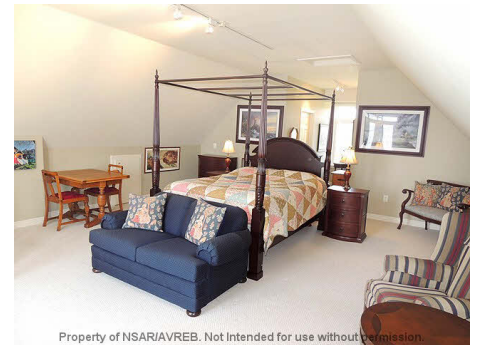
...walk-out to ocean side deck



Spacious Master Bath with...



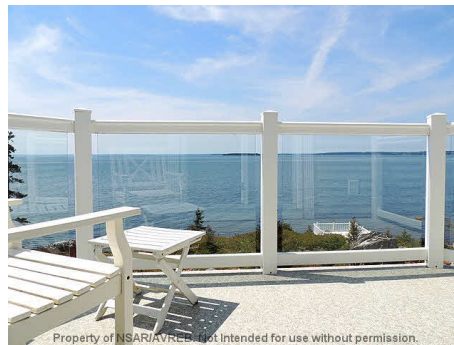
...those amazing views!



Guest Suite above garage...



...with walk-out to...



...private oceanview balcony



House-wide deck

MLS # 5055336

PID # 60064102



Panoramic views of Mahone Bay



A charming seaside studio!



Right at the water's edge!



Shoreside Deck



Sea-to-Sky Blue!



3.5 acres, 200ft oceanfrontage



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