



MLS Client View - RESIDENTIAL

MLS #	201710736	Number of Bedrooms	3
PID #	60594280	Master On Main Floor?	
Additional PID		Full Baths	2
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	13
Listing Price	\$598,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	2,056
Address	157 The Point Road	Square Footage (MLA)	2,056
Address 2		Building Dimensions	36.6 x 26.6 +
Community	Blue Rocks		7.11 x 3.7
District	405-Lunenburg County	Lot Size	2.43 acres
Sub-District	B3	Garage	No
Style	Detached	Waterfront	No

Directions to Property

From Lunenburg, take the Blue Rocks Rd to Blue Rocks (about 5km). Turn right at the church onto The Lane, then left onto The Point Road. Drive about 400m and driveway for civic #157 will be on your left. Realty sign posted.



Closing Date

General Property Information:

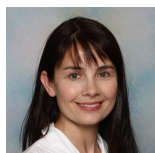
Prop Knwn As/Bdy of Water	Lunenburg Bay	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	14.1 x 13.6
Water Frontage Units		High School	Park View Education Centre	Kitchen	Main Floor	21.2 x 11.7 w/ Dining
Zoning	RES			OTHER	Main Floor	5.8 x 4.6 -
Inclusions		Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Bedroom	Main Floor	13.10 x 9.11 (or
Exclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Bath 1	Main Floor	11.11 x 8.8 4-pc w/
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Master Bedroom	2nd Level	15 x 14.2
Condo Corp #				Bedroom	2nd Level	15 x 10.2
Monthly Condo Fee		Other	South Shore Waldorf School & Kindergarten	Bath 2	2nd Level	10 x 7.9 (4-pc)
Condo Fee Includes		Garage Details		Family Room	Lower	23.7 x 17.5
		Parking Details	gravel circular driveway	Utility	Lower	24.9 x 17 -
		Rental Income	Potential			
		Mini/Mobile CSA/ABS#				
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

Looking to get to the coast?...is Nova Scotia calling to you? Then listen up!...The seaside hamlet of Blue Rocks is the quintessential maritime fishing village...a living postcard, and the inspiration for artists & photographers for generations. This classically inspired home takes its cue from the simple lines of traditional fishermen's capes and integrates seamlessly into its special surroundings where a rugged landscape meets bold ocean. Inside, this well-designed home is anything but a rustic fisherman's refuge. A bright open-plan main living area captures the breathtaking ocean panoramas. Dine with a view of sunsets over the water, or step out to the sprawling deck and dine alfresco. The adjoining Living Room has a propane fireplace to keep things cozy on cool evenings. A handy main level Bedroom enjoys a luxurious full bath (w/ laundry closet) directly across the hall. Upstairs find 2 large bedrooms and 4-piece bath, including a sun-soaked Master featuring a view that just can't be beat. Downstairs there's a large Family Room with walkout to a lower patio area. Outside, 2.5 acres of natural landscape ensures privacy and provides opportunity for gardening or nature trails. If you need to 'connect' even more with the water, no problem, this intricate and articulated coastline makes for some of the best ocean kayaking anywhere. Best of all, your dream of escaping to the coast need not be spoiled by giving up the convenience & pleasures of urban living. Idyllic Blue Rocks is a mere 5 minutes from popular Lunenburg with its myriad of shops, restaurants & services; and metro Halifax is just an hour's drive if you need that regular 'city fix'.

Property Features

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Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



List Office

RED DOOR REALTY - 16940

MLS # 201710736
List Price \$598,000
Status: ACT
Class: RE

Address 157 The Point Road
Community BLUEROCKS
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



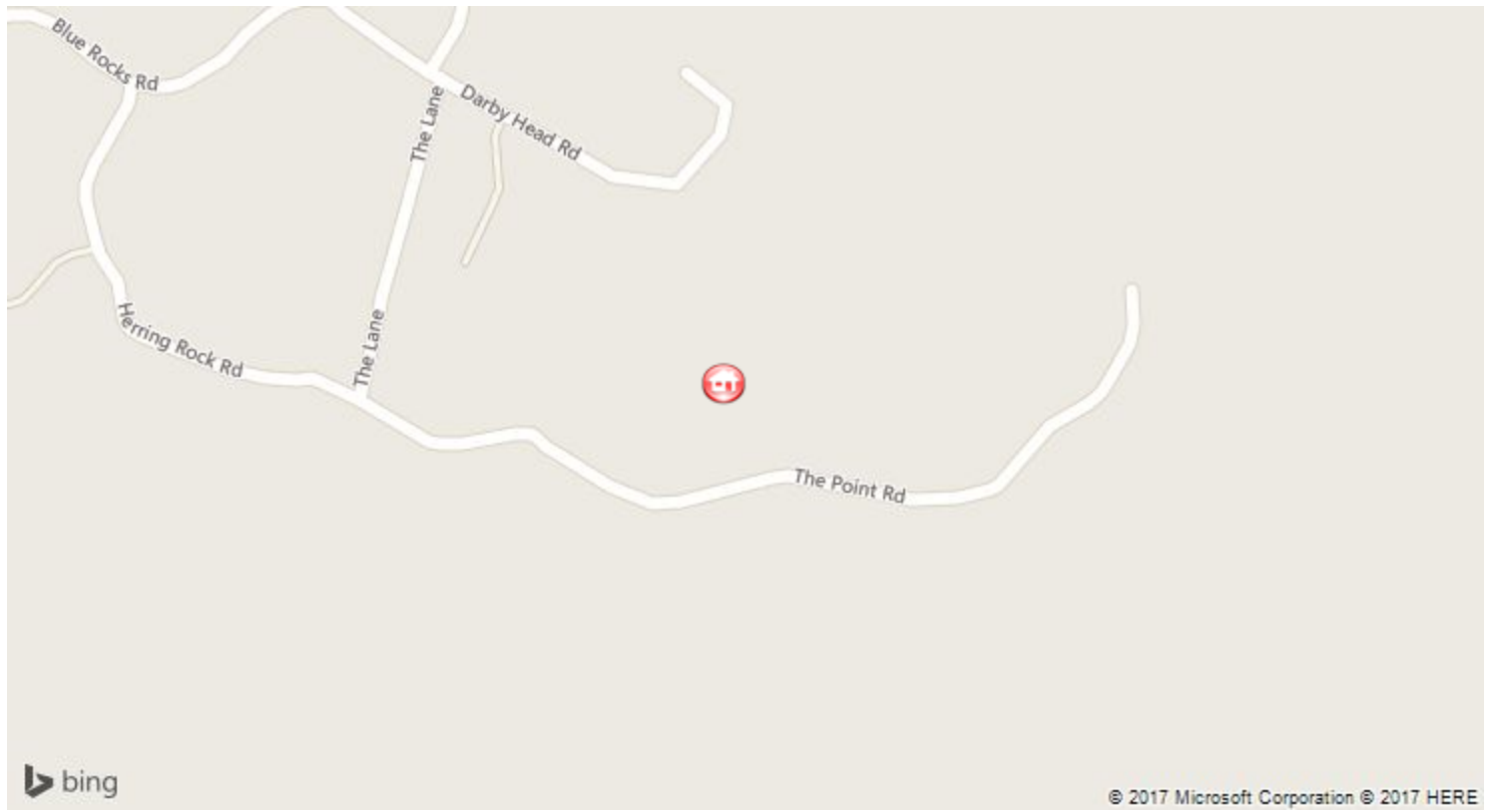
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MLS # 201710736

PID # 60594280



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