



ADAM & CINDY DIAL
Sales Associates, REALTORS®



'SEAGLASS'

279 First Peninsula Rd

Lunenburg, NS

FEATURE SHEET

INTERIOR: Custom cabinetry throughout (by Charles Lantz).
Custom trim.
Cape Breton maple floors finished on site.
Honed Carrara marble floor and tub-surround in master bathroom.
Honed Carrara marble backsplash in kitchen.
"Solid surface" countertops in kitchen & bathrooms.
Accent lights under and over upper cabinets in kitchen.
Accent lights under clearstory windows.
12' ceiling with clearstory lights in dining area.
Most interior doors 36" width.
Transom lights over interior doors.
Double-hung widows tilt in for easy cleaning.
Finished laundry room.
Most rooms have a water view.

EXTERIOR: Overall condition is like new.
James Hardie siding on house and garage.
VicWest "Supervic" Galvalume roofing.
Custom trim.
Storage under covered porch and rear deck.
Commercial-duty asphalt drive.
Paving stone walkways.
Insulated concrete foundation walls and floor.

MECHANICAL: HRV system (Heat Recovery Ventilator).
Electronically controlled electric heat throughout.
Large 75 gal. (284 liter) hot water tank.

DOCK & MOORING: Concrete wharf with 16' ramp and 16' floating dock.
Deep water mooring.
75' stone retaining wall.

ASPECT: Southern exposure.
Unobstructed water views (no wires in front of property).

ALSO AVAILABLE: Corner entertainment armoire.
Kitchen island (maple with honed Carrara marble top).
Second refrigerator in laundry room.
John Deere lawn tractor (2007).

** Feature Sheet information has been provided by the Seller. The brokerage assumes no responsibility for its accuracy. Interested parties are encouraged to seek independent verification of facts presented herein.*



View this property online at: www.OceanHomesNovaScotia.com

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