

119 Indian Path Road, Lunenburg Co.



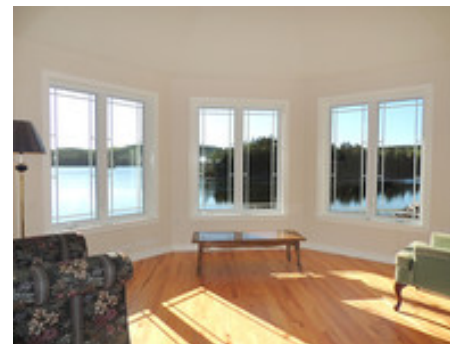
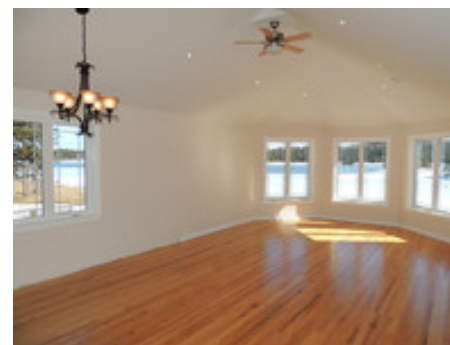
Isn't this "YOUR" Wish List?

\$368,500

Charming Setting...Fantastic Location...Direct Waterfrontage...New-build Open-Concept with main level Master Suite...AND a View to set you Daydreaming. Isn't this YOUR Wish List? Situated just 7 minutes from Lunenburg on sheltered Indian Path Harbour this home is hidden from the road on 1.5 gently sloping acres with south-eastern exposure and a backdrop of towering evergreens. Thoughtfully designed with all the focus on nature's work of art outside your windows, the home features an expansive main living area w/ beautiful bay window under cathedral ceilings. A spacious open kitchen complements a contemporary floorplan that enables comfortable living & entertaining. Throughout the main living area and Master are gorgeous custom hardwood floors warmed with in-floor radiant heat. The Master features a full ensuite, 2 closets including walk-in, and French doors opening to a private covered balcony where you can enjoy spectacular sunrises over the peaceful waters of the quiet cove. Where's my coffee!? Downstairs, a generous Family Room with wood stove enjoys abundant natural light and waterviews through good sized windows. The cozy lower quarters also features 2 additional bedrooms, a full bathroom w/ laundry and a walk-out to the back lawn & waterfront. For all your hobbies there's a detached single garage plus a separate studio/workshop building. Spend your summers outdoors enjoying the above-ground pool or paddling the serene waters of the inlet, a true paradise for canoers & kayakers.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: New
Lot Size: 1.19 acres
Floor Space: 2186 sq ft
Bedrooms: 3
Bathrooms: 2.5
Flooring: hardwood, ceramic tile
Heating: hot water in-floor radiant, electric boiler
Water: drilled well
Sewer: septic
Garage: single detached
Features: 154' direct oceanfrontage, deck/balcony, above-ground pool, ensuite.
Fireplace/s: wood stove
Outbuildings: studio/workshop
Taxes: \$2,898 (2015)

Rooms

Living/Dining Room: 28'6" x 17' (Main)
Kitchen: 15' x 9' (Main)
Master Bedroom: 13'11" x 13'2" (Main)
Ensuite: 11'5" x 5'9" (4-pc) (Main)
Walk-in Closet: 6'6" x 3'6" (Main)
Half Bath: 4'3" x 4'2" (2-pc) (Main)
Family Room: 26'10" x 14'6" + 15'6" x 6'6" (Lower)
Bedroom: 13'2" x 11' (Lower)
Bedroom: 13'2" x 10'10" (Lower)
Bath/Laundry: 9' x 7'6" (3-pc) (Lower)

Directions

Follow Hwy 332 (Lighthouse Route) from Lunenburg toward Riverport. Turn right onto Indian Path Rd just before the Bayport Bridge (about 5.5 km outside of Lunenburg). Drive 650 meters, property is on the left - civic #119. Look for the Coastal Winds Realty Sign!