85 Spruce Point Rd, East River Point





'SeaScapes' Sparkles! \$899,000

'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.



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









Listing Agents

Cindy Dial C: 902-298-0332 E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336 E: adam@reddoorrealty.ca



Age ±: 2002

Lot Size: 3.47 acres

Style: Contemporary (R-2000)

Floor Space: 2800 sq ft

Bedrooms: 2 **Bathrooms:** 2.5

Heating: electric heat pump (heat &

air-conditioning)

Water: drilled well

Sewer: septic

Garage: double, attached, heated (33' x

22')

Services: electricity, phone, Bell

Expressview TV, high-speed internet (via

Xplornet

Features: 200 ft direct oceanfrontage, wheel chair accessible main floor, alarm system, ocean side decks & balcony

Fireplace/s: propane fireplace **Outbuildings:** oceanside studio

Zoning: residential

Taxes: \$7249.17 (2016)

Rooms

Living Room: 18 x 13 (Main) Dining Room: 16 x 13 (Main) Kitchen: 18 x 13 (Main)

Pantry: 10 x 6 (+ nook) (Main)

Master Bedroom: 16 x 15 (Main)

Master Ensuite (4-pc): 14 x 9 (Main)

Walk-in Closet: 14 x 9 (Main)

Den/Office: 15 x 12 (Main)

Powder Room (2-pc): 10 x 6 (Main)

Laundry: 14 x 5 (Main) Foyer/Hall: 15 x 14 (Main) Bedroom: 22 x 19 (2nd) Ensuite (4-pc): 10 x 7 (2nd)



Walk-in Closet: 10 x 7 (2nd)

Directions

Exit 7 from Highway 103. At end of off-ramp, turn left onto Hwy-3 (east). Drive 1km 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. Look for theRed DoorRealty sign!