

## 93 Schooner Lane, Garden Lots



**MLS®** 201612486

### Atop Schooner Lane! \$499,000

Big & Beautiful with Presence atop Schooner Lane! A stunning executive dream home just 7-yr's young, only 2 minutes from the amenities of historic Lunenburg. Craving space, privacy & quiet?...this 3700 sq-ft home delivers on all counts. Thoughtful layout with an emphasis on light, space & flow creates the ideal home for entertaining yet provides pockets of privacy within. At the heart of the home is a spectacular Great Room designed to bring the outside in w/ soaring windows & towering cathedral ceiling. With access to a sunny house-wide deck & a toasty wood burning fireplace, this is truly a room for all seasons. Spoil the family Chef with a sprawling custom kitchen featuring 8 appliances, pantry, massive central cooking island & breakfast nook. Other main level spaces include Dining Room, Office, Den, Laundry, & half Bath. Sunlit 2nd level features drop dead gorgeous views from the gallery with a comfy Media Room at one end and the luxurious Master Suite at the other. The Master enjoys a sumptuous ensuite, his-&-hers walk-in closets (guess whose is bigger!), and its own private balcony w/ panoramic views out to Lunenburg Bay. With its hillside south-facing aspect, even the lower level enjoys fantastic natural light and features 2 walk-outs to a garden level deck -- one from the expansive Office, the other from one of 2 generous Bedrooms. Completing this pretty picture is 1.5 acres of manicured lawns & wooded areas -- paradise for bird watchers, sun soakers, gardeners & dreamers! For boaters, there's water access/public boat launch just down the road at Sawpit Park on Lunenburg's Back Harbour.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### Listing Agents

**Cindy Dial** C: 902-298-0332  
E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

**Adam Dial** C: 902-298-0336  
E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

#### Property Highlights

**Age ±:** 7 years

**Lot Size:** 63,440 sq ft (1.46 acres)

**Floor Space:** 3691 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** hardwood, ceramic tile, carpet, linoleum

**Heating:** electric hot water in-floor radiant

**Water:** drilled well

**Sewer:** septic

**Garage:** attached double, heated

**Services:** electricity, phone, cable, high-speed internet

**Features:** decks on 3 levels, ensuite

**Fireplace/s:** wood burning fireplace

**Assessment:** \$669,200 (2016)

**Taxes:** \$5,989 (2016)

#### Rooms

Living Room: 20 x 15.3 (Main)

Family Room: 14 x 12 (Main)

Den/Office: 12 x 12 (Main)

Kitchen: 23.1 x 19.4 (Main)

Dining Room: 13 x 12 (Main)

Foyer/Hall: 26.6 x 7.7 (Main)

Bath (2-pc): 8.4 x 3.6 (Main)

Laundry: 12 x 7 (Main)

Master Bedroom: 19.4 x 16 (2nd)

Ensuite: 13.7 x 11.7 + 7.8 x 6.10 (2nd)

Walk-in Closet: 17 x 7.3 plus jog (2nd)

Walk-in Closet: 7 x 5.8 plus jog (2nd)

Family Room: 19.5 x 12.2 (2nd)

Den/Office: 19.2 x 11 plus alcove (Lower)

Bedroom: 13.7 x 12.2 (Lower)

Bedroom: 15.2 x 12.9 (Lower)

Walk-in Closet: 6.9 x 3.8 (Lower)

Bath (4-pc): 11.5 x 7 (Lower)

Utility Room: 19 x 9.4 (Lower)

Storage: 19 x 19 + 12.9 x 12.4 (Lower)

Garage: 24.6 x 21 (Main)

### **Directions**

---

FROM LUNENBURG: Take Hwy 332 (Back Harbour Rd), or 'Blue Rocks Rd' towards Blue Rocks. Schooner Lane is on the left less than 2 minutes outside of town. Follow private drive to top of the hill and turn left. Civic #93 is at the end of the road on your left. Look for the Red Door Realty Sign!