

931 Kingsburg Rd, Kingsburg



MLS® 201615194

"Summer by the Sea!"

\$275,000

"Summer by the Sea"...think of it as a suggestion rather than a real estate catchphrase! That's right, spend your summer in this vintage cape in the historic seaside hamlet of Kingsburg. Set on a quiet road overlooking Kingsburg Pond with views out to King's Bay, you're just steps from the pristine white sands of Kingsburg Beach and a short bike ride to spectacular Hirtles Beach and the Gaff Point trail. This classic shingled cape fits in perfectly with its natural setting. If you're looking for stainless steel appliances, granite countertops and a sprawling master suite...this isn't it! But if simplicity and authenticity are your guiding principles...and throw in the smell of the ocean, the sound of waves breaking in the distance, and celestial sunrises over the bay...then you've found 'your' place! In a community of high real estate values, this little gem is a real bargain. Tasteful updates and renovations haven't robbed the home of its humble charms, with 3 bedrooms, generous principal rooms and interesting views from almost every window. This is the ideal summer getaway for the whole family, or year-round home away from the rat race. Outside there's a tidy outbuilding to store the bikes, beach gear and the BBQ, plus ample yard space for the gardener. It's all here for you...so pack up the car and head for the shore. Located 20 minutes from Lunenburg, and just an hour and a half from Halifax and the international airport.



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



Listing Agents

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Property Highlights

Age ±: approx. 150 yrs
Lot Size: 20,900 sq ft (.48 acres)
Style: Cape Cod
Floor Space: 1600 sq ft
Bedrooms: 3
Bathrooms: 1
Flooring: softwood, cushion
Heating: oil-fired forced hot air
Water: drilled well
Sewer: septic
Parking: circular driveway
Garage: detached single, wired (22.7 x 16.8)
Services: electricity, phone, cable, high-speed internet
Features: includes a 1500 sq ft waterfront parcel on Kingsburg Pond (PID# 60589520)
Zoning: Residential
Assessment: \$317,300 (2016)
Taxes: \$2,570 (2016)

Rooms

Living Room: 13.7 x 12.7 (Main)
Dining Room: 15.11 x 9.10 + 7.10 x 6.8 (Main)
Kitchen: 10.10 x 9 (Main)
Family Room: 15.4 x 13.9 (Main)
Bath (4-pc): 7.7 x 6.4 (Main)
Mudroom: 8.6 x 6.5 (Main)
Pantry: 10.10 x 4.8 (Main)
Reading Nook: 6 x 3.7 (Main)
Master Bedroom: 13.9 x 12.3 (2nd)
Bedroom: 10.2 x 8.8 (2nd)
Bedroom: 10.1 x 9.8 (2nd)
Dormer Sitting Nook: 7.2 x 6.2 (2nd)
Storage: 9.6 x 6.4 (2nd)

Directions

From Lunenburg, follow Lighthouse Route Hwy-332 towards Riverport. Just past the Rose Bay General Store, turn left onto Kingsburg Rd and continue 5km to civic #931 on your left. Look for the Red Door Realty sign!