

## 38 The Lane, Blue Rocks



MLS® 201615329

### *An Artist's Dream Come True!*

**\$229,000**

This is truly an artist's dream come true! The open ocean is steps away. Whether you aspire to kayak in the morning or paint the sunsets, this gem outside Lunenburg will captivate your imagination. This home has several studio-ready spaces, a designer kitchen and bathroom, lots of light, fully move-in ready with nothing to do but get on with your life! The current owners have done extensive renovations using good, quality materials and finished with a tasteful palette of colours. If you work from home there are few places that can match this, layout-wise. Seasonal or year-round, a home like this is hard to find. Call today!



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[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### **Listing Agent**

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#### **Property Highlights**

**Age ±:** c. 1909  
**Lot Size:** 10,270 sq ft (.24 acres)  
**Style:** Storey and a Half Fisherman's Cape  
**Floor Space:** 1960 sq ft  
**Bedrooms:** 1  
**Bathrooms:** 2  
**Flooring:** engineered hardwood  
**Heating:** oil-fired forced hot air, wood & pellet stoves  
**Water:** dug well  
**Sewer:** septic  
**Parking:** gravel driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** ocean view  
**Fireplace/s:** wood stove & pellet stove  
**Zoning:** Residential  
**Taxes:** \$1,257 (2016)

#### **Rooms**

Living Room: 14.1 x 11.7 (Main)  
Family Room: 12.1 x 11.6 (Main)  
Kitchen: 20.3 x 8.7 (Main)  
Studio: 23.1 x 15.8 (Main)  
Foyer/Kayak: 18.5 x 12.1 (Main)  
Laundry: 11.10 x 8.8 (Main)  
Bedroom: 13.8 x 11.8 (2nd)  
Bedroom: 12.4 x 9.7 (2nd)  
Den/Media Room: 21.4 x 14.1 (2nd)  
Bath: 4-pc (2nd)

#### **Directions**

Turn right in Blue Rocks at the Church. Look for the Red Door Realty sign!