

## 46 & 58 Shore Rd, Lunenburg



MLS® 201713749

### Family Compound...COMPOUND PLEASURE!

**\$1,850,000**

Family Compound...COMPOUND PLEASURE!: For extended family or endless guests, this combo offers a stunning residential compound. Main House...Guest House, with just the right amount of social distance between them, but integrated by amazing landscaping and the pride-of-place view-plane over Lunenburg Harbour and historic Old-Town. The "in-between" areas feature a garden/artist's studio with a shaded verandah for leisurely sipping cool drinks on a hot afternoon of watching the tall ship traffic in the harbour. There are sweeping lawns, a panoply of colorful gardens and shrubbery, not to mention a commodious dock for welcoming home the sailors, young and old. Back up in the main house celebration is the order of everyday living here, and there is a gleaming granite-graced kitchen capacious enough to peacefully accommodate multiple cooks, all part of a great room filling up with hungry (and thirsty) spectators. At the end of the evening, the compound becomes a division, with three bedrooms in the main house, a couple more in the guest house...and, how about those night-owl kids with flashlights all curled up on the daybed in the garden studio. Compound pleasure here...for every generation.



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



#### Listing Agents

**Roger Dial** C: 902-277-0593  
E: [roger@reddoorrealty.ca](mailto:roger@reddoorrealty.ca)

**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

**Lot Size:** 1.34 acres

**Floor Space:** 2408 + 1106 sq ft

**Bedrooms:** 5+

**Bathrooms:** 3.5

**Heating:** Main House: ducted heat pump (heat & AC) | Guest House: oil, forced hot air

**Water:** dug wells

**Sewer:** septic

**Garage:** double, attached, heated

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

**Features:** 314 feet direct oceanfrontage on Lunenburg Harbour, pond, extensive exterior/garden lighting, automatic irrigation system, ensuite, central vac

**Fireplace/s:** propane fireplace

**Outbuildings:** Artist's Studio / Bunkie

**Taxes:** \$10,976 (2016)

#### Rooms

Living Room: 17.8 x 17.6 (Main)  
Kitchen & Dining: 32.2 x 17.6 (Main)  
Bath (2-pc): 6.8 x 5.5 (Main)  
Master Bedroom: 16.3 x 15.10 (Main)  
Ensuite (4-pc): 15.9 x 7.9 plus jog (Main)  
Bedroom: 17 x 9.11 (Main)  
Guestroom/Den: 12.8 x 10 plus jog (Main)  
Bath (4-pc): 8.2 x 5 (Main)  
Laundry: 11.11 x 7.3 less jog (Main)  
Garden Studio: 20 x 10 (Main)  
Living Room: 18 x 12 (Main)  
Dining Room: 13.6 x 7.9 (Main)  
Kitchen: 17.5 x 16.7 (Main)  
Bedroom: 11.10 x 10.10 (Main)  
Bedroom: 11.10 x 10.4 (Main)  
Bath (4-pc): 7.3 x 5.11 (Main)

## **Directions**

Town of Lunenburg: Follow Pelham Street to where it turns into Blue Rocks Road at the eastern end of town, then veer to the right onto Shore Road. The driveways for #46 & #58 are on your right about 200 meters up Shore Road. Look for the Red Door Realty signs!