

# 110 AND 134 Shepherds Landing Rd, Martins

Point



MLS® 201803173

## Two-for-One Special!

**\$675,000**

"Summertime and the Liv'in is Easy..." or should we be humming, "the Gang's All Here!". If you live in these wonderful seaside homeS you can be darn sure the "gang" will come, be it an extended family or a happy hoard of fun-seeking friends. The broad wrap-around sunroom of the 3-bedroom main house works equally well as a place for a solitary snooze in the afternoon sun, a rainy-day playground for oodles of romping kids, or a celebratory "bash" on a grand scale. Speaking of collective activities...look at the multiple dining spaces; envisage collective gastronomy and lots of table chatter as if scripted by Woody Allen or painted by Norman Rockwell. Warning: Good Times and Big Memories are made here! Want to double-your-pleasure? Just move the focus across the yard to the other house. This one-time boat barn is now a full size, all-season, three bedroom home (not just a "guest cottage"). The bright and big cathedral ceiling great room spills out onto another massive deck overlooking the bay (and the communal tennis court). Is that your sailboat moored out there begging for a sunset cruise? Have the kids pulled the kayaks up on the lawn far enough to escape the tide? Honestly, there's not much else to worry about here...in these two places where the Liv'in is Easy. (Oops, better start the barbeque...the gang's all com'in!)



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



### Listing Agents

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### Property Highlights

**Lot Size:** 44,200 sqft (1.01 acres)  
**Floor Space:** 3085 sq ft (main house);  
2218 sq ft (2nd house)  
**Bedrooms:** 6  
**Bathrooms:** 4.5  
**Flooring:** softwood, hardwood, ceramic,  
carpet  
**Heating:** oil-fired forced hot air (main  
house); electric baseboards (2nd house)  
**Water:** drilled & dug wells  
**Sewer:** 2 septic systems  
**Garage:** detached double (22.4 x 22.3)  
**Services:** electricity, phone, cable,  
high-speed internet  
**Features:** generator panel (main house);  
ensuites, large decks, community wharf &  
tennis courts  
**Fireplace/s:** 2 propane fireplaces  
**Taxes:** \$4,400 (2017)

### Rooms

Kitchen: 25.4 x 14 (Main)  
Dining Room: 22 x 11.8 (Main)  
Living Room: 16.8 x 13.2 (Main)  
Den/Office: 13.2 x 12.5 (Main)  
Bath (2-pc): 9.6 x 3.9 (Main)  
Sunroom: 33 x 9.6 plus 26 x 9.6 (Main)  
Master Bedroom: 13.2 x 12.4 + 5.8 x 5.7  
(2nd)  
Master Ensuite (3-pc): 7.2 x 5.11 (2nd)  
Bedroom: 12.5 x 11.8 (2nd)  
Bedroom: 13.2 x 11.4 (2nd)  
Bath (3-pc): 9.5 x 7.1 (2nd)  
Kitchen: 11.8 x 10.2 (2nd house) (Main)  
Dining Room: 12.2 x 7 (2nd house) (Main)  
Great Room: 23.5 x 16.3 (2nd house) (Main)  
Gallery Loft: 15 x 9, less jog (2nd house)

(2nd)  
Master Bedroom: 13.9 x 13.3 (2nd house)  
(Lower)  
Master Ensuite (3-pc): 8.5 x 5 (2nd house)  
(Lower)  
Bedroom: 13.4 x 11.11 (2nd house) (Lower)  
Bedroom: 12.4 x 11.2 (2nd house) (Lower)  
Bath (4-pc): 8.5 x 4.11 (2nd house) (Lower)

### **Directions**

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From High-103, take exit 9 (Chester Basin) and follow Route #3 West towards Gold River. Continue 8.5 km and turn Left onto Martins Point Rd, then Left onto Shepherds Landing Rd. Civic #s 110 and 134 are on your right at the end of the road. Look for the Red Door Realty sign!

Located just 9 minutes outside of popular Mahone Bay.