576 Hermans Island Road, Hermans Island



MLS® *201910557*

A Symphony of Style in a Natural Setting!

$649,000

A symphony of style & setting in one of the South Shore's most sought after locations, minutes from the towns of Lunenburg & Mahone Bay. This distinctive home is a photographer's dream -- every angle offering up delightful perspectives and highlighting subtle design choices. The 2800 sq ft residence was thoughtfully designed over 2 levels and situated on an elevated lot to take advantage of the views over beautiful Prince's Inlet. Embraced by its secluded woodland setting, who knew this house was even there! A slight change in levels on the main floor creates a natural division between the elegant living & entertaining spaces and the more private bedroom & den enclaves of the home. Each area enjoys walk outs to decks overlooking pretty pines and birches down to the water's edge. Often an open plan living area can seem austere...but not here! Dappled sunlight, honed softwood floors and a traditional wood-burning fireplace add an element of coziness to a space that's big enough to accommodate a grand piano! The main level Master Suite enjoys its own private balcony and shares access to the lovely 3-season Sunroom. A second bedroom plus full bath complete the main level. Built into the slope of the hill, the lower level of the home enjoys full sized windows and good views, and offers 2 additional Bedrooms and a 3rd full bath. Other property highlights include an oversized double garage, 2+ acres of land, and 255 feet of direct shorefrontage with private wharf. If you're nautically inclined, Herman's Island is well-known to boaters as home to the popular Lunenburg Yacht Club, which is only a short tree-lined stroll away. 576 Herman's Island Road..."Sit, Stroll, Sail, Sojourn"...sounds like home-sweet-home and 'Music to the Ears'.

Red Door Realty

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







Listing Agents

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Alex Astbury C: 902-499-1119
E: alex@reddoorrealty.ca

Property Highlights

Age ±: 1980
Lot Size: 2.09 acres
Style: 2 Level Contemporary
Floor Space: 2800 sq ft
Bedrooms: 4
Bathrooms: 3
Flooring: softwood, carpet, slate tile
Heating: oil-fired hot water baseboards
Water: dug well
Sewer: septic
Parking: circular gravel driveway
Garage: attached double, wired & heated (32 x 26)
Services: electricity, phone, cable, high-speed internet
Features: 255' direct oceanfrontage with wharf, main level Master Suite, water view deck, alarm system
Fireplace/s: wood-burning
Outbuildings: storage shed (20 x 12)
Zoning: Residential
Taxes: $5,680 (2018)

Rooms

Living Room: 14.7 x 19.9 (Main)
Dining Room: 22.2 x 12 (Main)
Kitchen: 14.2 x 9.9 (Main)
Den/Office: 16.6 x 13 (Main)
Master Bedroom: 16.6 x 12.9 (Main)
Master Ensuite (3-pc): 12.1 x 5 (Main)
Guest Bedroom: 12.8 x 10.1 (Main)
Guest Bathroom: 7.10 x 4.11 (3-pc) (Main)
Foyer/Hall: 12 x 9 (Main)
3-Season Sunroom: 18.4 x 9.7 (Main)
Bedroom: 14.4 x 13.7 (Lower)
Bedroom: 13.7 x 12.7 (Lower)
Bath: 9.2 x 5 (3-pc) (Lower)

Utility: 12.5 x 11.10 (Lower)
Laundry Closet: (Lower)

Directions

FROM LUNENBURG or MAHONE BAY: Follow Hwy-3 and turn onto Herman's Island Rd at the Old Black Forest Restaurant. Follow signs to Lunenburg Yacht Club. Cross bridge to Herman's Island and continue about 650 meters. Watch for theRed Door Realty signand driveway for civic #576 on your right.