

## 1315 Blue Rocks Road, Blue Rocks



MLS® 201613861

### 'True-Blue' in Blue Rocks \$295,000

Chances are you have seen the iconic image of the tiny fishing village of Blue Rocks in art galleries or perhaps on your own wall. Second only to the Peggy's Cove Lighthouse, the little cribbed up fish-shack sitting in the middle of Blue Rocks Cove is favoured by artists from around the world. With this property you get that very same calendar-perfect image nicely framed by the windows of your own little home-by-the-sea. Completely and tastefully renovated, this could be your seasonal or year-round refuge from that less than calendar-perfect world beyond. There are two good sized, geometrically interesting bedrooms upstairs and full baths on both levels. The kitchen is bright and airy and opens out to the front verandah overlooking the 'you-know-what' picture. The lawn is tidy and nicely scaled to the tastes of one who prefers contemplation to mowing. And, if by chance you are among the legion of artists who come every year to paint the iconic fish-shack, there is a characterful little two-story barn begging to be made into an artist's studio with a box-seat overlooking the magical scene you can paint a thousand times over and never have to pack up your brushes.

Blue Rocks is located just five minutes beyond Lunenburg, with its endless summer offerings of music, art, fine food and festivals of every sort.



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:** 12,076 sq ft (.28 acres)  
**Style:** 2 storey Cape  
**Floor Space:** 1200 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Flooring:** hardwood  
**Heating:** electric baseboards  
**Water:** drilled well  
**Sewer:** septic  
**Parking:** gravel driveway  
**Services:** electricity, phone, cable, high-speed internet (rural wireless broadband)  
**Outbuildings:** 2 story barn/shed (18' x 16')  
**Zoning:** Residential  
**Taxes:** \$1,516 (2016)

#### Rooms

Living Room: 13.3 x 11.7 (Main)  
Dining Nook: 8.9 x 6.11 (Main)  
Kitchen: 18 x 10.11 (Main)  
Bath (4-pc): 8.8 x 7.5 (Main)  
Bedroom: 15.6 x 10.7 (2nd)  
Bedroom: 12.2 x 12 (2nd)  
Bath (3-pc): 8.9 x 7.5 (2nd)  
Upper Landing: 5.3 x 4 (2nd)

#### Directions

Take Blue Rocks Road from Lunenburg, drive 5 mins (5km). Civic #1315 is on your left just as you enter the village. Look for the Red Door Realty sign!