

46 Shore Rd, Garden Lots ~ Lunenburg



MLS® 201712468

The SKIPPER'S HOUSE

\$1,390,000

If your checklist includes the following, then HERE'S THE PROPERTY FOR YOU!...

...Superlative-Elevated views over Lunenburg Harbour and historic Old-Town {check!} ...All One-Floor Living {check!} ...Open Plan layout with 18' vaulted ceiling {check!} ...Custom Cabinetry and exquisite granite countertops {check!} ...Thermador & Sub-Zero appliances {check!} ...Palatial Master Suite with its own view-filled verandah {check!} ...Economical Heat-Pump heating and air conditioning {check!} ...Unsurpassed Landscaping {check!} ...To-Dream-for detached Artist Studio overlooking the Harbour {check!} ...Spacious Dock with 2 commercial-grade boat-lifts {check!}

For the privacy-seeker, the Skipper's House positioning below the street grade near the end of non-thoroughfare Shore Drive is perfect. At the same time, one couldn't imagine a more perfect property for sensational entertaining. The flow-through layout merges the impressive Great Room with an expansive verandah and beautiful garden walks...all of it enveloped in the most stunning elevated view-plane Lunenburg has to offer. Bring on the TALLSHIPS...the Skipper is at home on his bridge!



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



Listing Agents

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Property Highlights

Age ±: 2005

Lot Size: 37,516 sq ft (.86 acres)

Floor Space: 2408 sq ft

Bedrooms: 3

Bathrooms: 2.5

Flooring: softwood, marble, slate, carpet

Heating: ducted heat pump (heat & air-conditioning)

Water: dug well

Sewer: septic

Garage: double, attached, heated (24x21)

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

Features: 246 feet direct oceanfrontage on Lunenburg Harbour, pond, extensive exterior/garden lighting, automatic irrigation system, ensuite, central vac

Fireplace/s: propane

Outbuildings: Artist's Studio / Bunkie

Zoning: Residential

Taxes: \$7,940 (2016)

Rooms

Living Room: 17.8 x 17.6 (Main)

Kitchen / Dining: 32.2 x 17.6 (Main)

Foyer/Hall: 14.10 x 8.8 (Main)

Hallway: 14.9 x 4.10 (Main)

Powder Room (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 jogs (Main)

Walk-in (His): 6.8 x 4.10 (Main)

Walk-in (Hers): 7 x 5 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)

Back Corridor: 17.6 x 5 (Main)

Laundry: 11.11 x 7.3 less jog (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 driveway for #46 is on your right about 200 meters up Shore Road. Look for the Red Door Realty sign!