



MLS Client View - RESIDENTIAL

MLS #	201702904	Number of Bedrooms	3
PID #	60196623	Master On Main Floor?	Yes
Additional PID		Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	1999
Listing Price	\$399,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	1,920
Address	2241 Hwy-332	Square Footage (MLA)	1,920
Address 2		Building Dimensions	27 x 28.5 +
Community	Bayport		12.5 x 6
District	405-Lunenburg County	Lot Size	2.15 acres
Sub-District	B3	Garage	Yes
Style	Detached	Waterfront	Yes

Directions to Property

Follow Lighthouse Route (Hwy 332) from Lunenburg toward Riverport. Property is located just over 6km outside of Lunenburg town limits, driveway on your left just before the Bayport bridge. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Upper South Cove	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas	214.00	Middle/Jr School	Bluenose Academy	Living Room	Main Floor	20' x 14'
Water Frontage Units	Feet	High School	Park View Education Centre	Kitchen	Main Floor	13' x 11.5' (w/ Dining)
Zoning	NA	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Bedroom	Main Floor	15' x 11'
Inclusions	stove, fridge, dishwasher, washer & dryer, main floor bedroom headboard, kitchen chalkboard, water treatment system, central vac, generator, wharf permit	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Ensuite Bath 1	Main Floor	7.5' x 4.5' (3-pc)
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	OTHER	Main Floor	7.5' x 7.5' Laundry/Half
Association Fees		Other	South Shore Waldorf School & Kindergarten	Foyer	Main Floor	8.5' x 7.5'
Condo Corp #		Garage Details	single, detached, wired	Family Room	2nd Level	17.5' x 14'
Monthly Condo Fee		Parking Details	paved circular driveway	Master Bedroom	2nd Level	13' x 12'
Condo Fee Includes		Rental Income		Bedroom	2nd Level	13.5' x 11'
		Mini/Mobile CSA/ABS#		Bedroom	2nd Level	14' x 8'
		Mini/Mobile Serial #		Bath 3	2nd Level	8' x 7.5' (4-pc)
		Mobile/Leased Land Fees				

Property Overview

This quality built custom built home enjoys a stunning oceanfront setting where the waters of Upper South Cove meet Indian Path Harbour. Just over 2 elevated acres with 214' of direct saltwater frontage, roughly halfway between the amenities of historic Lunenburg and the white sands and crashing surf of Hirtles Beach. The main level has a timber-frame feel with its exposed oak beams and a mix of hard and softwood flooring. The open concept living/dining/kitchen area has a toasty woodstove for comfort in the cool months, and in summer, a walkout to deck overlooking the water. There's a main level bedroom with ensuite and its own walkout to gardens and driveway. A convenient laundry/half bath is also located on the 1st floor. Upstairs, a spacious family room with water views and balcony evoke a tree-house quality sitting high in the upper canopy of the pines that surround this peaceful property. The master bedroom with 2 large closets and cherry wood flooring enjoys gorgeous views over the cove. Two more bedrooms and a main bath with large soaker tub complete the 2nd level. Basement/Lower level with walk-out is prime for easy conversion to additional living space...a 5th bedroom, rec/media room, hobby room, etc. Outside, there are two handy outbuildings including a wired single garage and a large 2-level workshop/studio. A circular paved drive connects the house and outbuildings creating a courtyard effect. The majority of the 2.15 acres is mature forest with a mix of naturalistic plantings, and a path through the trees leads to steps down to the water's edge. The sheltered waters are great for swimming and boating

Property Features

BUILDING STYLE	2 Storey	GARAGE	Detached, Single, Wired
PROPERTY SIZE	1 to 2.99 Acres	DRIVEWAY/PARKING STRUCTURES	Circular, Paved
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Shed
FOUNDATION	Concrete		Balcony, Central Vacuum, Ensuite Bath, HRV (Heat Rcvy Ventln), Wood Stove(s), See Remarks
EXTERIOR FINISH	Wood Siding	RENTAL EQUIPMENT	None
ROOF	Asphalt Shingle	WATER FRONTAGE	Bay, Ocean
FLOORING	Ceramic, Hardwood, Laminate, Softwood	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
HEATING/COOLING TYPE	Baseboard, Furnace, Hot Water, Stove	LAND FEATURES	Partial Landscaped, Sloping/Terraced, Wooded/Treed, Year Round Road
FUEL TYPE	Oil, Wood		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



List Office

RED DOOR REALTY - 16940

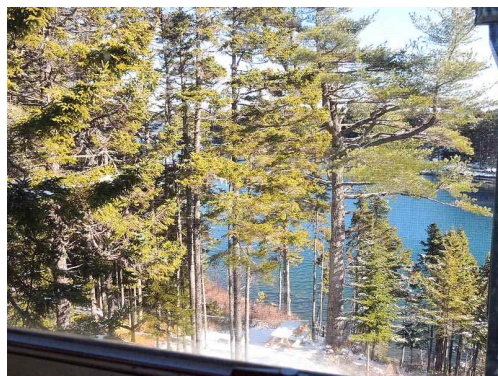
MLS # 201702904
List Price \$399,000
Status: ACT
Class: RE

Address 2241 Hwy-332
Community BAYPORT
Province NS
Postal Code BOC 2C0

Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 201702904

PID # 60196623



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.