



**Price** \$598,000  
**Status** ACTIVE



**MLS #** 201801407  
**PID #** 60677051 **PID #2** 60180189  
**PID #3** **PID #4**

**Address** 1580 Second Peninsula Road  
**Community** Second Peninsula  
**Legal Description**

NS B0J 2C0

**Lot Size** 53,701 sq ft (1.23 acres)  
**Waterfront** Yes  
**Water Frontage Type** Ocean  
**Water Access/View** Access: Bay, Access: Boat,  
**Square Footage (MLA)** 2,066 /  
**Total Fin SqFt (TLA)** 2,780  
**Building Dimensions** Irregular (52 x 29)  
**Zoning** Rural **Title to Land** Freehold  
**Type** Single Family **Style** Detached  
**Bldg Style** 2 Storey, Contemporary  
**Road** Public

**District** 405-Lunenburg County  
**Sub-District** B3  
**Elementary** Bluenose Academy  
**Middle/Jr** Bluenose Academy  
**High** Park View Education Centre  
**Fr Imm** Centre scolaire de la Rive Sud (P-12)  
**Fr Imm Mid** Centre scolaire de la Rive Sud (P-12)  
**Fr Imm High** Centre scolaire de la Rive Sud  
**Other** South Shore Waldorf School & Kindergarten

**Closing Date**

**Possession** Negotiable

**Price**

**Property Overview** WHO SAYS YOU CAN'T LIVE IN A GLASS HOUSE? If all that sparkling glass brings the most inspiring elevated ocean and pastoral views into every waken minute of your life...AND if that energy-packed iridescence comes with enough passive solar muscle to knock the heck out of your heating bill...who wouldn't want to live in a glass house? AND, in this case you would be the first to occupy this top-to-bottom renovated home located on Second Peninsula just a short walk past Bachman's Beach...best sand & swimming this side of the LaHave! All the lifestyle and aesthetic goodies are here, brand spanking new... polished hardwood floors, granite top counters, beautifully hand tiled bathrooms, and a master suite with its own elevated sunset deck. If "open-plan" is your preference then prepare to double your pleasure because the open living-dining-kitchen area flows out through a string of sliding glass doors onto the massive deck...high tempered glass-perimetered, naturally...spanning the whole width of the house. In this inside>outside open-plan you can party expansively, or commune with nature in private

**EnerGuide Rating?**

**EnerGuide Rating (GJ/Year)**

**Date EnerGuide Obtained**

**Property Size** 1 to 2.99 Acres

**Land Features** Cleared, Sloping/Terraced

**Water** Dug

**Sewage** Septic

**Utilities** Cable, Electricity, High Speed Internet, Telephone

**Heat/Cool** Heat Pump -Ducted, Radiant

**Fuel Type** Electric

**Flooring** Ceramic, Hardwood, Laminate

**Appliances** Range - Electric, Dishwasher, Microwave, Refrigerator

**Rental Equip.** None

**Features** Air Exchanger, Ensuite Bath

**Exterior** Wood Shingles

**Roof** Asphalt Shingle

**Foundation** Concrete

**Basement** Partially Developed, Walkout

**Driveway/Pkg** Double, Paved

**Garage** None

**Structures** Deck, Patio

**Community Features**

**Inclusions** Stove, Fridge, Dishwasher, Microwave

**Exclusions**

**Directions to Property** End of Second Peninsula Road. Realty sign posted.

**AG Bedrm** 3 **BG** 0 **# Bdrm** 3  
**F Baths** 3 **H Baths** 1 **T Baths** 4  
**Master On Main Floor?**  
**Building Age** Yr Built 2012 Yr Built Unknown Y

**Sign** Yes **HST** Exempt from HST  
**Lockbox** Yes **PDS** Yes  
**Migrated** Yes  
**Rental Income** Potential

**Garage** No

**Details**

Floor	Room	Size
Main Floor	Living Room	28 x 11
Main Floor	Dining Room	28 x 11
Main Floor	Kitchen	16 x 9.5
Main Floor	Foyer	14 x 9
2nd Level	Master Bedroom	20 x 11
2nd Level	Bedroom	11 x 13
2nd Level	Bedroom	11 x 13

Floor	Room	Size
2nd Level	Ensuite Bath 1	7 x 11
2nd Level	Bath 1	10 x 6
Lower Level	Rec Room	30 x 10.5
Lower Level	Laundry	6 x 3.5
Lower Level	Utility	10 x 23
Lower Level	Workshop	27 x 10.5
Lower Level	Bath 1	7.5 x 4

Floor	Room	Size
Main Floor	Bath 1	7 x 3.2

**Fee** Condo Corp #

**Charges**

**Fees**

**Fees**

**Listing Office** RED DOOR REALTY - 16940



**Compliments of** ROGER DIAL - Main: 902-277-0593

**Email** roger@reddoorrealty.ca

**Company Name** RED DOOR REALTY - 16940



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 #** 201801407  
**List Price** \$598,000  
**Status:** ACT  
**Class:** RE

**Address** 1580 Second Peninsula Road  
**Community** SECONDPEN  
**Province** NS  
**Postal Code** B0J 2C0

**Listing Office:**  
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



**MLS #** 201801407

**PID #** 60677051

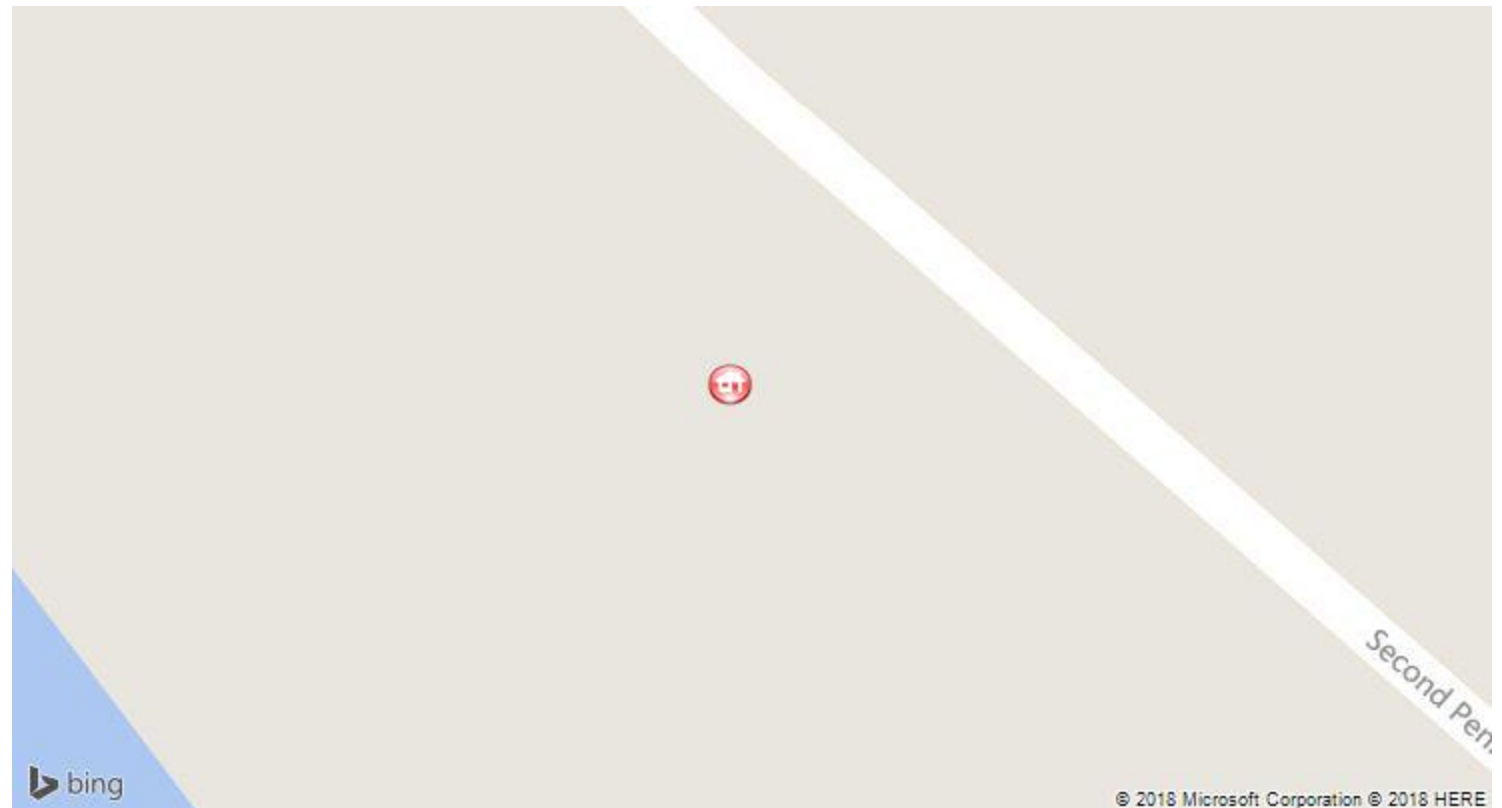


All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



**MLS #** 201801407

**PID #** 60677051



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.