



"Peace"

on

Nova Scotia's Second Peninsula

14.8 Acre Seaside Estate on the Waters Mahone Bay

\$2,400,000 Cdn, Exclusive Listing

Proudly presented by



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Monashee on Second Peninsula



Let's be frank, there is no shortage of recently built "estate" homes on the market in Nova Scotia, priced in the \$1-\$3 million range. A few are imaginative and well built, and, even if they do come *sans* the impressive grounds to justify the accolade "estate", they will probably have some enduring architectural merit and equity value. Others are simply flashy "McMansions" that will garner about as much future respect as a five year old building supply catalogue.

Monashee on Second Peninsula is neither of the above. Architecturally, **Monashee** has already stood the aesthetic test of time over the 30 years since it was built. This is because **Monashee** was originally designed with sensitivity to *modernism* as an historic architectural tradition-in-progress, rather than the all too common notion of residential *fashion* as an ever-changing menu of Home Depot specials.



Aesthetically, this is a warm family home, a spacious environ, rich in those qualities which inspire expansive sociable events, as well as preserve highly personalized family memories. **Monashee** is simultaneously welcoming and private, and engenders both of these virtues by its positioning in 14.7 acres of seasoned landscaping...a veritable **Parkland-by-the-Sea**.



An elegant environment for social events.



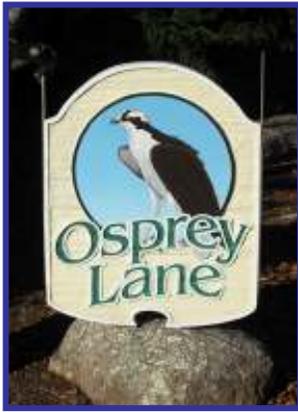
Monashee lacks nothing in the “good address” department. The estate is situated on Mahone Bay’s celebrated Second Peninsula, just at the entrance to Prince’s Inlet. The home is nicely elevated to capture the continuous summer parade of sail coming and going from the Lunenburg Yacht Club across the water.

Mahone Bay is, of course, all about its islands, and **Monashee’s** immediate viewplane is decorated by Backmans, Covey, and Little Herman Islands.



Monashee’s own waterfront encompasses 280’ of granite boulder seawall. The expansive **Monashee** grounds have been fashioned to please and impress in all seasons. The well distributed gardens feature an exotic range of perennials flowing in a chromatic progression through the seasons. The rolling lawns are manicured to green perfection. The moss-matted forests have been “trimmed up” for walk-about accessibility.





In addition to 280 feet of private oceanfront, **Monashee** shares several hundred additional feet of a sand & gravel beach, with the six other residences in the Osprey Lane compound. The Osprey Lane collective proprietorship also features one of the finest private docks to be found on the South Shore of Nova Scotia. Whether one's marine persuasion runs to sailing or motor cruising, kayaking or just splashing about on an inflatable, the aquatic amenities here are sure to be building blocks of fond memories for young and old, alike.

The Osprey Wharf was built in 2004 by Mike Kelly, the area's premier "wharf man". There is a 70' granite stone breakwater which is rock filled & planked. The wharf is 68 feet long, with a 20' x 10' floating dock. It is cross piled against prevailing seas, pressure treated and pile driven.



The wharf looks across to near-by Herman's Island, home of the Lunenburg Yacht Club.



The Osprey private beach is child friendly and exceptionally broad at low tide.

At Home at Monashee



View of Ocean from Living Room (above & right)

Monashee was designed by the architectural firm of Fowler, Bauld & Mitchell in Halifax. The *modernist* design objective was the integration of gracious living and fine craftsmanship with the natural wooded and marine surroundings. Looking ahead, the house was designed for main floor living, with natural light and view planes prominent in every room.



South Facing Patio

Pursuant to the naturalist theme, cherry was chosen as the finish wood

throughout the home and it still gleams thirty years later. The doors have a solidness that is simply not found today. The glass paned partitions, again cherry framed, encourage the lovely play of light, but still create a rich definition of space.



Front Entrance Hall



Interior Cherry Framed Window to Kitchen.

Living Room - Dining Room - Family Room

The living & dining rooms of **Monashee** span the ocean side of the house, enhanced by lovely cherry cabinetry and a cozy fireplace. Day or night, these rooms project sophisticated warmth and sociability.



Living Room from Music Alcove



View of Music Alcove & Vestibule from Living Room



Dining Room

In 1999 the **Monashee** residence was expanded with a new west wing, achieving a more casual venue for family relaxation and summer entertaining. This space opens brightly onto both the front patio and the broad deck overlooking the bay and islands. The circle of *flow-through* traffic for large social gatherings is completed by the room's generous accessibility to both the kitchen and dining area. Minus the cheerful cacophony of the multitude, one can hardly imagine a more inviting place to kick off the shoes, pour oneself a generous drink and settle in for an afternoon of TV sports.



Family Room



Family Room Media Centre, Wet Bar & Vermont Stove

Kitchen

The **Monashee** kitchen was upgraded with new wiring, plumbing and appliances in 1999. However, care was taken to preserve original design features, notably the long horizontal counter window throwing natural light onto the new Corian counter and sink, and the unique pane glass partition bringing brightness in from the seaward side of the house. Also preserved were the polished brass rails, and, most importantly, the rich warmth of cherry cabinetry, enhanced further with cherry facing on the new Sub-Zero refrigerator and the upright freezer. New Jenn-Air double ovens and the commercially vented Thermador propane cooktop make it clear that the lovely ambience of this space is backed by all the functionalities for serious culinary proprietorship!



Master Suite

Monashee offers a handsome ground floor master bedroom suite, accessed at the far end of the wide entry hallway. The suite is composed of a spacious, ocean view bedroom with a bank of cherry fronted closets, PLUS a generous sized walk-in closet, complete with clothes management built-ins. The master suite also features a spa-quality bathroom, beautifully tiled, top to bottom. Laundry facilities are conveniently located just around the corner.



Upstairs at Monashee



Monashee's unique glassed-in vestibule, front hall, and graceful staircase speak tons about the dignified ambiance of the home, as a whole. Here the rich patina of cherry is married to an impressive wall adorned with the most amazingly rich Oriental wallpaper crafted from real leaves. Though the same decorative touchstones that mark the elegant first floor rooms will carry through to the upper chambers, there is an immediate sense that one is ascending into a separate and very private area.



A second bedroom is accessed from the top of the landing, across from a peaceful sitting area, with views of the water over the stairwell.



Further along, the space transitions into yet another bedroom suite, encompassing a very large sitting area (adaptable for artist's studio or office use) and a large bedroom with views over Mahone Bay. Oodles of closet space reside behind cherry doors in both the sitting area and bedroom. This suite features another tile-encased bathroom, more compact than the spa-sized facility downstairs, but with an adjoining cedar lined sauna.



Bath at left has adjoining sauna.





The Carriage House at Monashee

The Carriage House was built in 1993 by John Ross, the master carpenter who did the renovations and addition to the Main House. The exterior is stained, pressure treated pine clapboard – very sympathetic to the exterior of the Main House. The lower level has three bays, is insulated and is quickly heated by 2x1800 Watt electric blowers. One bay is set up as a workshop. The second floor is a spacious two bedroom Guest House. It has an open plan living room, dining area and kitchen with an airtight woodstove & two skylights. It is accessed by exterior stairs to a 12' x 9' deck.



View of Barn from Carriage house



Carriage House at Night

Details

1. Age – Built in 1992/93
2. Builder – John Ross
3. Dimensions - 44' x 26'
4. R 2000 Standards
5. Exterior - Pressure treated stained pine clapboard
6. Lower Level - 9'6" Ceiling
 - a. 3 Bay Garage
 - b. Workshop
7. Upper Level Guest House
 - a. 2 bedrooms (14' x 12' + 14' x 13 ½')
 - b. 3 piece bath (9' x 8')
 - c. Open plan LR/Kitch/DR (27' x 25')
 - d. 2 Skylights (one opening)
 - e. Kresno airtight stove
 - g. 12' x 9' Deck
 - h. Pine doors & trim
8. Wiring - 200 Amp
9. Well - Separate pump from main well
10. Septic
 - a. Separate tank & field b. New Alarm Pump (2009)
11. Foundation Details
 - a. 6" concrete slab - wire & steel reinforced
 - b. 2 ft insulation around foundation base
 - c. Floor insulated with 1½" SM (extruded polyurethane)
 - d. Drainage around building
 - e. Centre floor drain in each bay to ground water
12. Heating
 - a. Two 1800 Watt electric blowers in workshop, garage & storage area
 - b. Electric heat in Guest House
 - c. Kresno Woodstove in Guest House
13. Insulation
 - a. 5/8" fire coded Gyprock
 - b. R 20 insulation including garage ceiling
 - c. 4" insulation on garage doors
14. Thermal windows
15. Roof
 - a. New Fibreglass roof in 1999 - 50 year guarantee.
 - b. Cut in ridge vent
16. Security System

The Barn at Monashee



The Barn was the last member to be added to the **Monashee** compound. Built in 2000, its' primary purpose was to house boats. The upper level would make a superb studio. Interior stairs access this space. The wrought iron hinges on the Barn match those on the Carriage House. They were custom made locally. Like the Carriage House the Barn is set back from the Main House and surrounded by lovely mature trees.

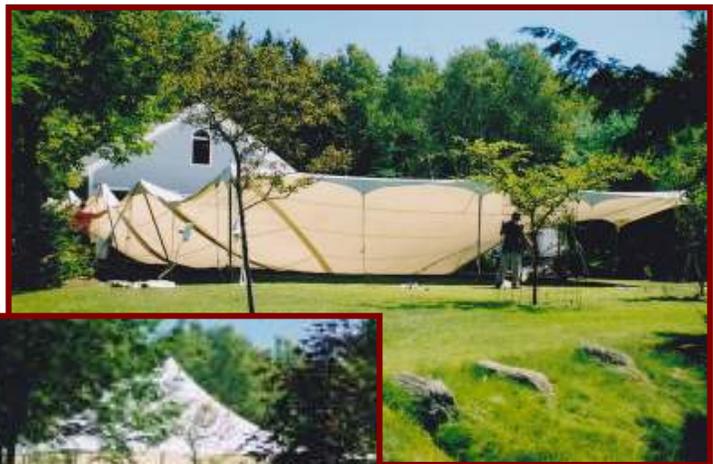
Barn Details

1. Age – Built in 2000
2. Builder – Gary Parks
3. Dimensions – 40' x 32'
4. Cape Cod Siding
5. 12' Ceiling on lower level
6. 10' High Double doors
7. 2nd Floor 40' x 11'
8. 200 Amp – Separate Panel
9. Slab info
 - a. 6" concrete slab
 - b. Wire & steel reinforced
 - c. Centre drain
10. Roof 3-1 Asphalt Shingles



View of Main House from Barn Foreground

Interior of Barn (below)



*Raising the Big Top!
Another fabulous venue for
special events at **Monashee**.*



Parkland-by-the-Sea



A sun trap stone patio at the front of the house is edged with handsome mature plantings and is a perfect place for barbequing.



A large sweeping lawn gently rolls to the sea and a brick path follows the same course through the adjacent woods enroute to the beach.



The sea-facing 800 square foot red cedar deck, wrapping around two established walnut trees, is accessed from the family room.



By nature & meticulous landscaping **Monashee** is, indeed, a *Parkland-by-the-Sea!*





The Schooner Bluenose sails past Monashee.



Path from Patio to Deck.



Red cedar deck built around two walnut trees.



Terraced wall & stairs beneath deck.



Hedge along the driveway.



Circular drive in front of Monashee.

The Area

Monashee is five minutes from the UNESCO World Heritage Town of Lunenburg. A vibrant place, known for its' history of maritime activities including fishing, boat building and rum running. The Fisheries Museum of the Atlantic, pictured left, chronicles this rich past. Lunenburg is home of the famous schooner, *The Bluenose*. Today, the town is a gem of architectural restorations, great dining, and interesting shops.



Mahone Bay, pictured right, is just ten minutes away in the other direction. Like Lunenburg it was settled in the 1750's. This town is a real cultural centre known for many delightful festivals throughout the year. A special treat is the Scarecrow Festival in the fall. Wooden Boats fill the beautiful harbour in the summer for that festival and in December life size Father Christmas' line the streets.



The sea is an integral part of life here. Pictured left is the Lunenburg Yacht Club. It is on one of the 365 islands in Mahone Bay. The Yacht Club operates a variety of programs for everyone from junior sailors & racers to cruisers and land-based social members.



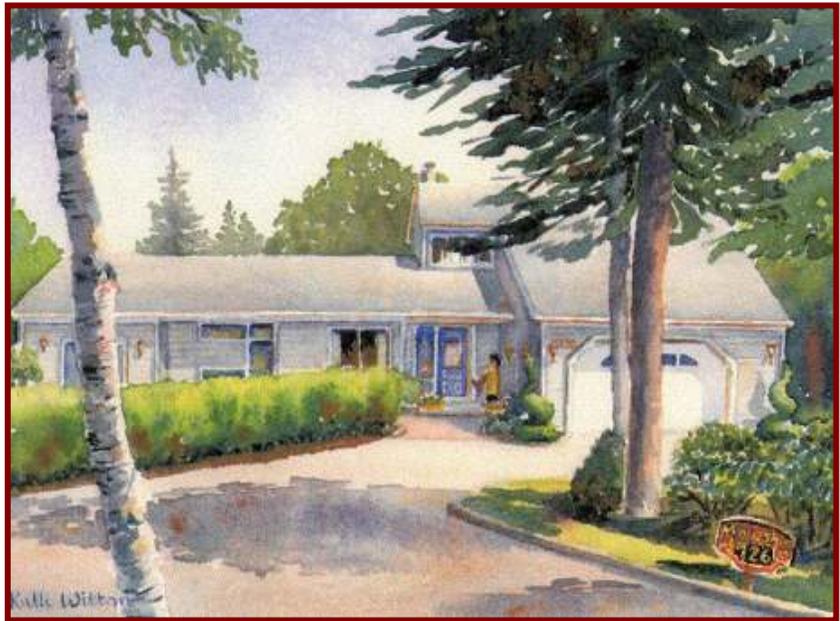
Hirtle's Beach, above, is just one of many in the area. Backman's, smaller beach, is just a couple of minutes from Monashee.



The Bluenose Golf Club has one of the most *sea worthy* positions in the province. On a peninsula overlooking Lunenburg Harbour, it is 9 holes & was built in 1923.

House Details

1. Age of original - 1980
2. Age of addition - 1999
3. Builder - John Ross did all renovations & family room addition.
4. Architecturally designed by Fowler, Bauld & Mitchell, Halifax, NS
5. Exterior – Stained pine clapboard
6. Roof Details
 - a. Re-roofed in 1999.
 - b. 50 year guarantee.
 - c. Fibreglass
 - d. Ice & water shield from soffit to peak. Lapped & rolled.
 - e. Cut in ridge vent



Original Watercolour by Ruth Wilton



Topiary

7. Septic Details

- a. New in 1999
- b. New field
- c. New tank
- d. Pumped every 2 years
- e. Easy surface access

8. Well Details

- a. 50' Dug Well
- b. 5 crocks
- c. Shot rock backfill
- d. UV Light
- e. Filter
- f. Conditioner
- g. 2 Separate water pumps – one for Main House & one for Carriage House

9. Insulation

- a. R 20 in walls
- b. R 40 in ceilings where possible
- c. 2" x 6" studded walls in both original house & addition

10. Heating – Hot Air

- A) - Air to Air Heat Pump (2004)
 - 10 Year Warranty – transferable to 2014
 - Air conditioning
- B) - Lennox Propane furnace for back-up (2006)
 - will run on 110 Volt
 - no chimney maintenance
- C) - Electronic Air Filtration

11. Plumbing

- a. Kohler fixtures
- b. Gold plated faucets
- c. Toto High Efficiency toilet in Master Bath

12. Wiring

- a. 200 Amps
- b. New Panel in 1999

13. Security system

- a. 3 Security Systems (one for each building)
- b. Provider – Day Night Security
- c. Separate phone line for security
- d. Motion, heat & smoke sensors
- e. 4 propane sensors

14. Details on interior trim

- a. Solid cherry
- b. Red mahogany Mohawk finish (very hard /wear resistant)
- c. Kitchen Cabinets Refinished in 1999
- d. Limoges Door Handles & Knobs



Powder Room



Limoges Handles



Vermont Castings Propane Stove

15. Kitchen Rebuilt in 1999

- a. Retained & refinished original cabinets
- b. Retained original brass railing
- c. Corian counter & double sink
- d. Separate Sub-Zero Refrigerator & Freezer
- e. Commercial quality exhaust hood
- f. Jenn-Air double ovens
- g. Thermador propane cooktop
- h. Maytag dishwasher
- i. Rewired & replumbed

16. Family Room added in 1999

- a. Triple aspect
- b. Cherry floors
- c. Pella Low E windows
- d. Doors to cedar deck
- e. Cream Vermont Casting Propane Stove
- f. Vaulted ceiling
- g. Flow to kitchen and dining room
- h. 2 Skylights
- i. 4 Custom Built-ins
 - Bar with Wine Cooler, Corian sink
 - Media Centre
 - Pantry
 - General storage



Skylights in the Family Room

17. Other 1999 Improvements

- a. New carpets
- b. Repainted
- c. Renovation of master bath
- d. Creation of master closet space

18. Telecommunication

- a. Cable
- b. High Speed
- c. Wifi

19. Windows

- b. Pella Triple glazed windows in original house
- c. Pella Low E in Family room addition

20. Deck

- a. Western red cedar
- b. Built in 1999
- c. 800 +/- square feet
- d. Built around 2 magnificent walnut trees
- e. Ocean side of house
- f. Accessed from family room

21. Patio

- a. Built in 1999
- b. Southwest facing
- c. Walled, landscaped
- d. Grey tumbled stone surface
- e. Professionally installed
- f. Barbeque area
- g. Accessed from family room

22. Generator

- a. 7 KW
- b. Can run propane furnace, fan, all refrigeration & basic lighting



Lower Hall Showing Oriental Wallpaper



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View from Dining room Window



Granite Seawall



Beach on a Misty Morning



Brick Garden Paths

SPECIFICATIONS	
Acreage	14.7
Ocean frontage	280'
Living Area	
Main House	2,744 sq ft
+ Garage	480 sq ft
2 Bedroom Guest Quarters	1,050 sq ft
FIRST FLOOR	
Living Room/Dining Room	28' x 15'
Music Alcove	12' x 9'
Family Room	30' x 14'
Kitchen	16'6" x 12'
Vestibule	9'6" x 8'
Front Hall	20' x 6'
Master Suite:	
Bedroom	16'6" x 14'
Dressing Room	14' x 9'6"
Master Bath	18'6" x 9'
Laundry	7' x 6'
Powder Room	7' x 5'
SECOND FLOOR	
Bedroom	13' x 11'
Upper Hall	22' x 7'
Upper Suite:	
Bedroom	16' x 13'
Sitting Room	13' x 12'
Bathroom	8' x 7'
	+ Sauna



View from Wharf



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