



MLS Client View - RESIDENTIAL			
MLS #	201908256	Number of Bedrooms	3
PID #	60166170	Master On Main Floor?	Yes
Additional PID		Full Baths	2
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	7
Listing Price	\$669,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	2,750
Address	69 Weston Road	Square Footage (MLA)	2,750
Community	Corkums Island	Building Dimensions	34.7 x 50.5 + 31.6 x 11
District	405-Lunenburg County	Lot Size	1.51 aacres
Sub-District	B3	Garage	Yes
Style	Detached	Waterfront	Yes
		Restr/Prot Covenants	

Directions to Property

FROM LUNENBURG: Lighthouse Route/Hwy-332 West, towards Riverport. Left onto Mason's Beach Rd, drive 1.4km to causeway to Corkum's Island on your right. Follow Corkum's Island

Closing Date

General Property Information:

Water	141.00	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Frontage		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	30 x 20.3 w/ Dining
Meas		High School	Park View Education Centre	Kitchen	Main Floor	13.5 x 12
Water	Feet	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Foyer	Main Floor	10 x 9
Frontage		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	OTHER	Main Floor	5.5 x 5.5 - Pantry
Units		Fr Imm High School	Centre scolaire de la Rive Sud	Master Bedroom	Main Floor	/Closet
Inclusions	fridge, stove, dishwasher, microwave/range hood, 2 kitchen	Other	South Shore Waldorf School & Kindergarten	OTHER	Main Floor	14.2 x 13.11
Condo Info		Garage Details	attached single, heated (22.3 x 13.3)	Ensuite Bath 1	Main Floor	9.11 x 5.11 - Walk-in Closet
Monthly Condo Fee		Parking Details	gravel and paved driveway with boat slipway	Bedroom	Main Floor	9.10 x 7.10
Condo Fee Includes		Mobile/Mini Info		Laundry	Main Floor	12 x 10.7
Plus Den Y/N		Mobile/Leased Land Fees		Storage	Main Floor	6.4 x 5.7 less jog
In Suite Laundry		Mobile/Mini Make		Utility	Main Floor	8 x 3.6
Pet Friendly		Land Status		OTHER	Main Floor	13.5 x 8
		Pet Friendly		Family Room	2nd Level	23.6 x 11 less jog - Screen Rm
				Bedroom	2nd Level	20.6 x 13 less jog
				Bath 2	2nd Level	13.5 x 13
						8.11 x 4.1

Property Overview

Ahoy Treasure Hunters...Forget Oak Island, we've uncovered a gem on Corkum's Island! Situated at the water's edge on sheltered Upper South Cove, minutes outside of popular Lunenburg, discover this custom built 2750 sq ft home. At the heart of the home is a Great Room that will take your breath away with its cathedral ceiling and mesmerizing views. This impressive main living area combines kitchen with open plan living and dining under timber-frame detailing. A southwest facing wall of windows brings the outdoors in with panoramic views, infusing the living space with brilliant natural light and framing beautiful sunsets over the water. The living space flows seamlessly to the outdoors where an expansive deck links the main house with an enclosed gazebo with its own woodstove (a great spot for morning yoga or meditation). Enjoy summer afternoons swimming off the floating dock and autumn evenings in front of the fire-pit on the shorefront patio. Fitting its modern design the home offers main level living with 2 main floor bedrooms including Master with walk-in closet, ensuite, and walkout to deck. There's additional space on the 2nd level with a spacious Family Room with water view, and a generous guest bedroom and full bath. Built in 2012 with energy efficiency and comfort in mind, this home is the ideal year-round family home or seasonal seaside oasis. Enjoy in-floor radiant heat and heatpump heat and air-conditioning. Complementing this treasure trove of features is a 1.5 acre lot, attached garage and a handy utility shed, a large screen room and boat slipway. If that's not enough, this bountiful home

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	Contemporary	GARAGE	Attached, Single, Heated, Wired
PROPERTY SIZE	1 to 2.99 Acres	DRIVEWAY/PARKING	Gravel, Paved
BASEMENT	None	STRUCTURES	Deck, Patio, Dock, Shed
FOUNDATION	Concrete, Slab	FEATURES	Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventin), Wood Stove(s), Propane Fireplace
EXTERIOR FINISH	Stone, Vinyl	APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Microwave Rng Hd Combo, Refrigerator, Water Purifier, Water Softener
ROOF	Asphalt Shingle	RENTAL EQUIPMENT	PRPTK
FLOORING	Ceramic, Cork, Engineered Hardwood	WATER FRONTAGE	Bay, Ocean
HEATING/COOLING TYPE	Baseboard, Fireplace, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Ductless Cooling	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
FUEL TYPE	Electric, Propane	LAND FEATURES	Landscaped, Level
WATER SOURCE	Dug, Well	COMMUNITY FEATURES	Golf Course, School Bus Service
SEWAGE DISPOSAL	Septic		
UTILITIES	Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF:

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

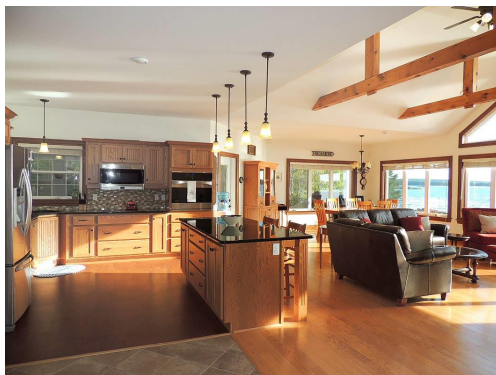
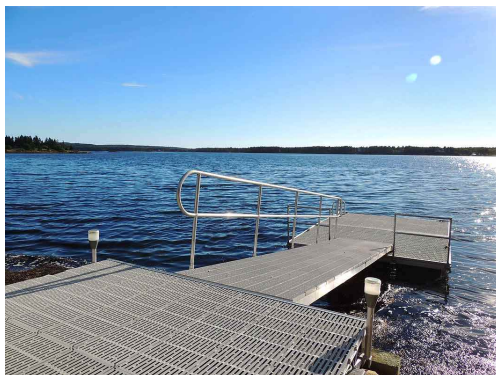
Listing Office RED DOOR REALTY - 16940



MLS # 201908256
List Price \$669,000
Status: ACT
Class: RE

Address 69 Weston Road
Community CORKUMSIS
Province NS
Postal Code B0J 2C0

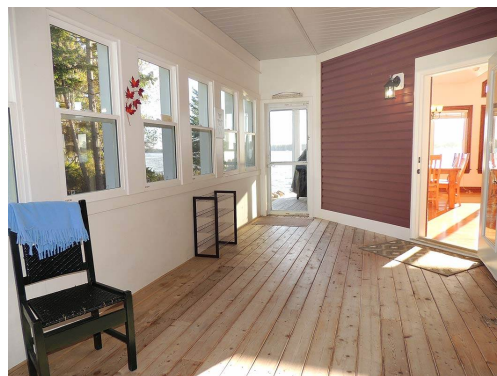
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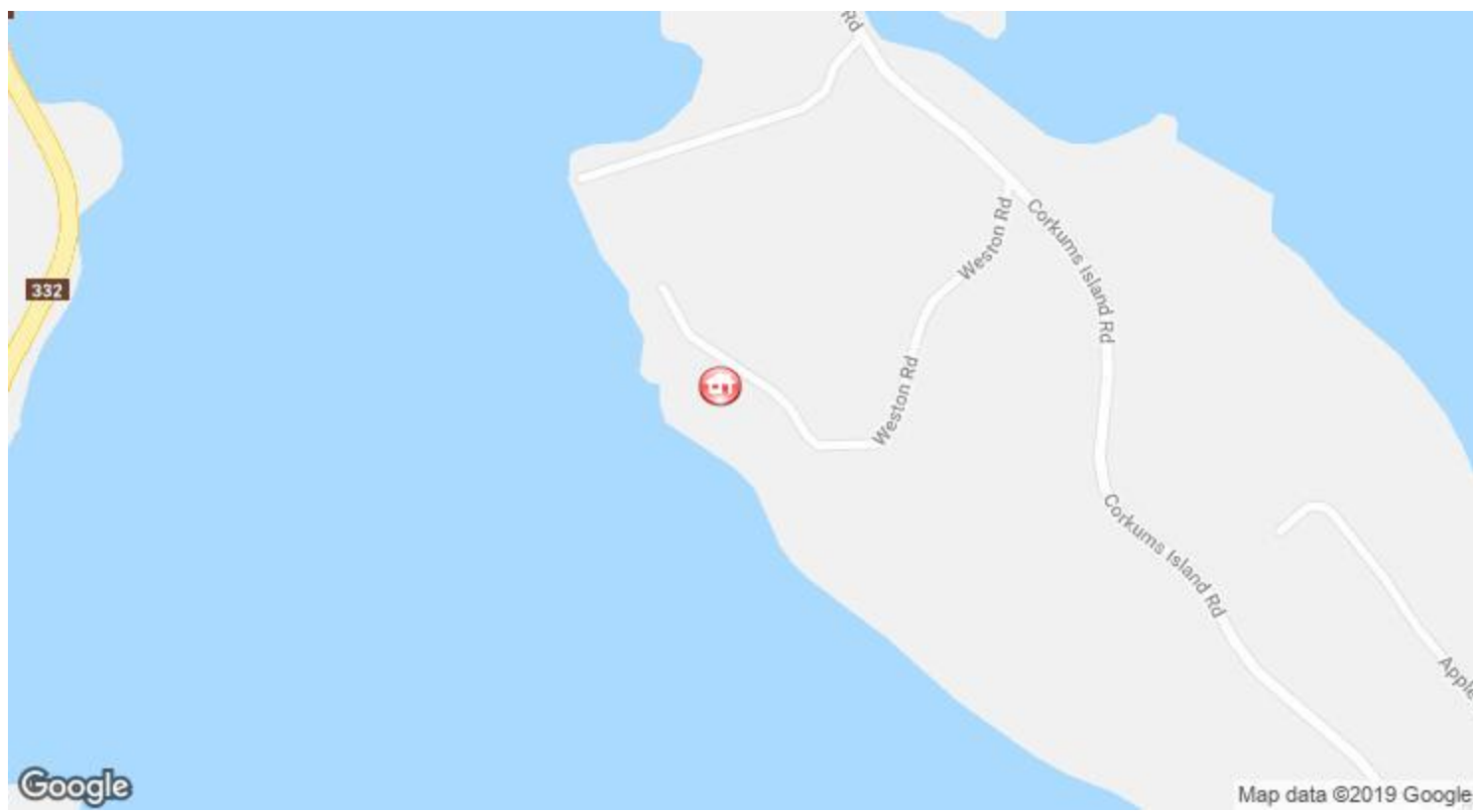
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