

Client View - Residential



MLS #	202100158	# of Beds	3
PID #	60642402	Master on Main Floor?	Yes
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	200
Address	647 Blue Rocks Road	Total Fin SqFt (TLA)	2,200
	Garden Lots NS B0J 2C0	Square Footage (MLA)	2,200
County	LUNENBURG	Building Dimensions	34.9 x 28.9 + 22.2 x 15.3
Type	Single Family	Lot Size	1.19 acres
Style	Detached	Garage	N
Waterfront	N	Garage Details	
Frontage			
Prop Knwn As/Bdy of Water:	Lunenburg Bay	Parking Details	gravel circular driveway
Restr/Prot Covenants	N	Zoning	Rural/Residential
New Construction	N	Rental Income	
Construction Status			

Listing Price \$525,000



Virt Tour URL

Add'l Virt Tour

Directions to Property

FROM LUNENBURG: Follow Blue Rocks Road out of town heading toward Garden Lots/Blue Rocks. 1.5km past town limits, watch for civic #647 on your left. Realty sign posted.

Property Overview

BEAUTIFUL BOUNTIFUL: This delightful home offers a rare combination...old house charm with new house systems & functionality. A painstaking 5-year top-to-bottom restoration by the previous owner ensured this home's longevity for years to come, starting with a new full-height concrete heated basement with walkout. Other signatures of modern living are the 400 Amp electrical, a multi-zoned hot water in-floor radiant heating system, all new plumbing, new windows & full insulation. The current owners have further improved the property with a new metal roof, professional floor refinishing, and enlivened the grounds creating a bountiful array of natural beauty with wild flowers, perennials, an assortment of shrubs & grasses, and wonderful vegetable & herb gardens, all protected by a nearly invisible fence keeping the deer out and the harvest in. The interior of the 200 yr-old farmhouse is flooded with brilliant natural light thanks to its perfect southerly aspect. Enjoy main level living with master & full ensuite tucked privately into the back corner of the house. In fact, this wing of the house could serve as an in-law suite with its own side entrance. The rest of the main floor boasts a pretty country kitchen open to a sitting/dining area w/ wood fireplace, adjoined by a comfy living room and a handy main floor laundry/half bath. Two sets of staircases lead to the spacious upper floor offering plenty of room for guests or hobbies w/ 2 further bedrooms, full bath, 'bump' sitting area, a sunny studio w/ vintage cast iron farmhouse sink, and a small office. Elevated above the road, the house enjoys fascinating views across the tidal marsh out to Lunenburg Bay.

Room Sizes

Dining Room	Main Floor	16 x 13.5	Bedroom	2nd Level	11 x 8.5
Living Room	Main Floor	16 x 13	Bath 3	2nd Level	15 x 8 (3-pc)
Family Room	Main Floor	14 x 14	OTHER	2nd Level	Studio - 14 x 14
Kitchen	Main Floor	10 x 10	Den/Office	2nd Level	14 x 7
Foyer	Main Floor	7 x 5	OTHER		Reading Nook
Mud Room	Main Floor	5 x 5		2nd Level	/Bump - 16.5 x 6.5
Laundry/Bath	Main Floor	7 x 5 (2-pc)			
Primary Bedroom	Main Floor	13 x 10			
Ensuite Bath 1	Main Floor	10.5 x 5 (3-pc)			
Bedroom	2nd Level	14 x 14			

Schools

Elementary School	Bluenose Academy
Middle/Jr School	Bluenose Academy
High School	Park View Education Centre
Fr Imm Elementary School	Centre scolaire de la Rive Sud (P -12)
Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P -12)
Fr Imm High School	Centre scolaire de la Rive Sud
Other	South Shore Waldorf School

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	2 Storey, Cape Cod
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Concrete
EXTERIOR FINISH	Wood Siding
ROOF	Metal
FLOORING	Ceramic, Laminate, Softwood, Tile
HEATING/COOLING TYPE	Baseboard, Fireplace, Hot Water, In Floor, Radiant
FUEL TYPE	Electric, Wood
WATER SOURCE	Dug, Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING STRUCTURES	Circular, Gravel
FEATURES	Deck, Patio, Greenhouse, Shed
APPLIANCES INCLUDED	Ensuite Bath, HRV (Heat Rcvry Ventln), Wood Fireplace
RENTAL EQUIPMENT	Stove, Dishwasher, Dryer, Washer, Refrigerator
WATER ACCESS/VIEW	None
LAND FEATURES	View: Bay, View: Ocean
	Landscaped, Partially Fenced, Sloping/Terraced, Year Round Road



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
Red Door Realty (Lunenburg)



Listed By: Red Door Realty (Lunenburg)

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # 202100158
List Price \$525,000
Status: ACT
Class: RE

Address 647 Blue Rocks Road
Community GARDENLOT
Province NS
Postal Code B0J 2C0

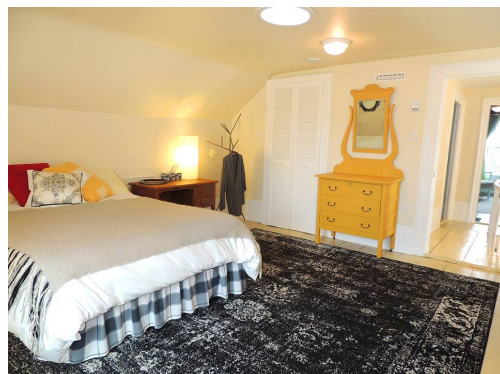
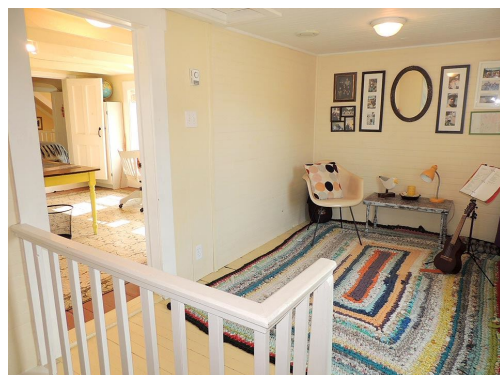
Listing Office:
Red Door Realty (Lunenburg)



Data provided by the Nova Scotia Association of REALTORS®.

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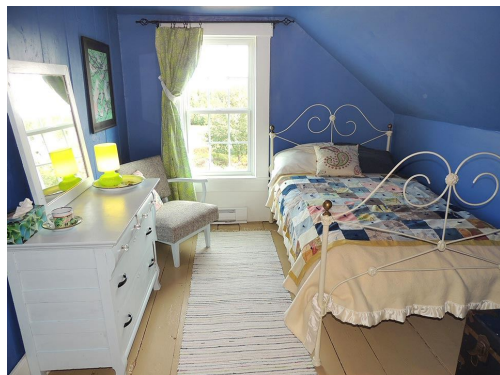
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