## 63 South Cove Drive Corkums Island \$799,000





Property Overview LOOK OUT!...That's what you'll do every day, from just about every room as the owner of this oceanview home on sought after Corkum's Island. The hilltop location provides marvelous views of Lunenburg Bay & a quiet country setting (NO traffic noise!) & the convenience of being minutes from amenity-rich Lunenburg. A surprise inside, this 2900sf home is larger than it looks. The interesting interior layout provides main-level living and centres around the fabulous Living Room w/ cathedral ceiling, woodstove, & large windows framing the stunning views plus 2 walk-outs to a multi-level deck with grapevine pergola where you can while away the hours watching an ever-changing panorama of sea & sky. Just off the Living Rm, and ideally designed for modern living & entertaining, is the Kitchen which is open to the Dining Rm. The main level includes 2 BRs & 2 full baths, including the principal w/ ensuite, walk-in closet, & that same beautiful view. The finished basement features a lg family room, guest bedroom & full bath, plus laundry, storage & exercise space. Creative renos in 2004 linked the main house to what had been a smaller detached garage. Today, a beautiful & versatile space which is part sitting room, part foyer, part gallery bridges these 2 distinct wings of the home. Stairs lead to an expansive open space above the garage which currently serves as a private home office/library, but could easily double as quest room or art studio. The 1-acre lot includes sprawling lawns, colourful gardens & flowering shrubs, & a fully fenced back yard to keep the deer out and the dogs in. But that's not all, the property also enjoys deeded ocean access a short stroll down the road where a quiet tree-lined lane leads to protected shore frontage where you can launch your kayak or just sit and watch shorebirds take advantage of the changing tides & unspoiled seaside habitat. Take a 3D virtual tour, or watch the aerial video...or better yet, book a viewing and come see for yourself!

**BUILDING STYLE** Contemporary PROPERTY SIZE 1 to 2.99 Acres **BASEMENT** Fully Developed **FOUNDATION** Poured Concrete **EXTERIOR FINISH** Wood Siding

**ROOF** Asphalt Shingle

FLOORING Carpet, Ceramic, Hardwood, Tile

HEATING/COOLING TYPE Baseboard, Heat Pump -Ductless,

Stove, Ductless Cooling FUEL TYPE Electric, Wood WATER SOURCE Drilled Well SEWAGE DISPOSAL Septic

UTILITIES Cable, Electricity, High Speed Internet, Telephone

GARAGE Attached, Single, Wired DRIVEWAY/PARKING Circular, Gravel

FEATURES Ensuite Bath, Wood Stove(s), Gazebo

APPLIANCES INCLUDED Stove, Dishwasher, Dryer, Washer, Microwave Rng Hd Combo, Refrigerator, Water Purifier, Water Softener

RENTAL EQUIPMENT None

WATER ACCESS/VIEW Access: Bay, Access: Deeded, Access:

Ocean, View: Bay, View: Ocean

LAND FEATURES Landscaped, Paddock, Fenced, Sloping

/Terraced, Year Round Road

**COMMUNITY FEATURES** Golf Course, Park, Playground,

MLS# 202125927 PID# 60166576 Class Residential Type Single Family Detached Style **Listing Status ACTIVE** Region South Shore County Lunenburg

**District** 405-Lunenburg County

**Sub-District** 

**Building Dimensions** 44.7 x 24.6 plus additions

Prop Knwn As/Bdy of Water Lunenburg Bay Lot Size 1.07 acres Garage Yes

**Garage Details** single attached with 2nd storey

bonus room

**Parking Details** gravel circular driveway

**Number of Bedrooms Total Baths** 3

**Approx Year Built** 

1,795 Square Footage (MLA) Total Fin SqFt (TLA) 2,962 Waterfront No



## **COMPLIMENTS OF:**

Cynthia Dial - Main: 902-298-0332 Red Door Realty (16940) cindy@reddoorrealty.ca http://www.oceanhomesnovascotia.com





MLS# 202125927 Address 63 South Cove Drive Community CORKUMSIS **List Price** \$799,000 Status: ACT **Province** NS Postal Code B0J 2C0

**Listing Office:** 

Red Door Realty (16940)



Class:

RE























Data provided by the Nova Scotia Association of REALTORS®.

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