Client View - Residential



MLS # # of Beds 202123635 Primary On Main Floor? 60190337 PID# Add'l PID **Full Baths** Listing Status ACTIVE

Half Baths Selling Price Building Age 143 Year Built Unknown

Address 674 Kingsburg Road Total Fin SqFt (TLA) 2,000 Kingsburg NS B0J 2X0 Square Footage (MLA) 2,000

Building Dimensions $30.6 \times 24.7 + 24.6 \times 21$

Single Family Type Lot Size 18,712 sq ft (.43 acres) Style Detached

Waterfront Garage Frontage

Garage Details Prop Knwn As/Bdy of Water:

LUNENBURG

Rose Bay

County

Restr/Prot Covenants N Parking Details paved driveway

New Construction N Construction Status RES Zoning

Rental Income **Directions to Property**

Listing Price \$589,000 Virt Tour URL Add'l Virt Tour

Coming from Lunenburg, take scenic Route 332 (the Lighthouse Route) towards Riverport. Just past the Rose Bay General Store & Bistro, turn Left onto Kingsburg Road and head towards Kingsburg & Hirtle's Beach. Drive another 3.4 km (about 4 minutes) to civic #674, on your right.

Property Overview

If you're like most Buyers in the market today, your search has been long and the choices along the way have been limited. Don't lose hope...here's what you've been waiting for! That quintessential coastal home...something with lots of character, something spacious & comfortable, and something near the ocean but not too far from amenities! Built around 1880, the home was thoroughly & thoughtfully renovated in 2005-06, and has enjoyed diligent maintenance since then. The exterior is Maritime postcard perfect with natural weathered grey shingles & pristine white trim. But don't let the charming Cape Cod style on the outside fool you - inside you'll discover a fully modern home that is surprisingly spacious, open & airy, with 3 BRs & 2 full baths. The cheery interior enjoys an abundance of natural light on both levels through its many windows & skylights, and there's even a partial view of beautiful Rose Bay. Natural wood floors & high ceilings, a generous kitchen w/ cozy woodstove, and an open plan living-dining area anchor the first floor. Just off the main living area is a private office/den which could also serve as a main floor bedroom, with a full bath just across the hall. The 3 bedrooms upstairs each have a skylight and the principal bedroom enjoys a private balcony - the perfect spot to take in amazing sunsets over Rose Bay. Completing the upper level is the spacious 4-pc main bath which features a custom walk-in shower & air jet tub. Outside, a paved driveway, a pretty garden shed &

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Main Floor 23.4x17 + 12.4x8.6 Kitchen Main Floor (w Dinina) Living Room Den/Office **Main Floor** 19.7 x 14.8 + 10 x Bath 1 Main Floor 2.11 **Main Floor** Laundry 11.10 x 11.5 Primary Bedroom2nd Level 9.1 x 8.4 (3-pc) **Bedroom** 2nd Level 10.2 x 5.4 (w **Bedroom** 2nd Level Utility) Bath 2 2nd Level 13.7 x 13.1 (plus

balcony)

Schools Elementary Bluenose Academy Middle/Jr Bluenose Academy Hiah Park View Education Centre Fr Imm Elementary Centre scolaire de la Rive Sud Fr Imm Middle/Jr Centre scolaire de la Rive Sud Fr Imm High Centre scolaire de la Rive Sud Other

Condo

Mobile/Mini

BUILDING STYLE 2 Storey PROPERTY SIZE **Under 0.5 Acres** Crawl Space RASEMENT **FOUNDATION** Stone EXTERIOR FINISH Wood Shingles

Asphalt Shingle ROOF

FLOORING Ceramic, Hardwood, Softwood, Tile, Vinyl

HEATING/COOLING TYPE Baseboard, Stove **FUEL TYPE** Electric, Wood WATER SOURCE **Drilled Well**

SEWAGE DISPOSAL Septic

Cable, Electricity, High Speed Internet, Telephone UTILITIES

DRIVEWAY/PARKING **Paved** STRUCTURES Shed

FEATURES Balcony, Alarm System, Air Jet Tub, Wood

Stove(s)

APPLIANCES INCLUDED Cooktop - Electric, Oven - Electric, Dishwasher, Dryer, Washer, Refrigerator, Water Softener

RENTAL EQUIPMENT None

WATER ACCESS/VIEW View: Bay, View: Ocean LAND FEATURES Landscaped, Year Round Road

COMMUNITY FEATURES School Bus Service, Place of Worship, Beach

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332 cindy@reddoorrealty.ca Red Door Realty (16940)

Listed By: Red Door Realty (16940)



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

 MLS #
 202123635
 Address
 674 Kingsburg Road

 List Price
 \$589,000
 Community
 KINGSBURG

 Status:
 ACT
 Province
 NS

Postal Code B0J 2X0

Listing Office:

Red Door Realty (16940)



Class:

RE























Data provided by the Nova Scotia Association of REALTORS®.

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PID # 60190337

























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