

21 Rose Ridge, Feltzen South



MLS® 60673886

File# 334

Feltzen South Bold Oceanfrontage

\$585,000.00 CAD

South facing Rose Ridge, in the small fishing community of Feltzen South, is located 15 min from Historic Lunenburg. Dramatic views & great topography. A modern design with emphasis on light, functionality & space, the house sits on a ridge of selectively cleared forest that slopes to the sea. The house is really in 2 parts - first a large welcoming gathering area, housing a custom kitchen, large dining space & sizable LR opening to a big deck. Stairs lead to a large extra room (24'x18') suitable for a study/studio or 5th bedroom. Second part of the house consists of a ground floor entrance, study, laundry, bath & a second set of stairs leading to 3 bedrooms, bath, a large master suite, with access to the "extra room" thru a big storage area. Eurotech windows, shiplap board exterior, propane heated dble car garage plus 5 yr old 20'x28' workshop with in-floor heat. Approx. 172' ocean front with brook & small pond. Adjacent 3 acre lot with approx. 172' frontage available with house for \$165K In an area of nice homes.



Property Highlights

Age ±: 32
Dimensions: 26 X 35, 16 X 20, 14 X 24
Lot Size: 4.4 Acres
Zoning: Rural Residential
Style: Contemporary
Bedrooms: 4
Bathrooms: 2.5
Floors: Hardwood, Ceramic, Carpet
Heating: Electric, Propane, Forced Air
Water: Drilled Well
Sewer: Septic
Garage: 26 x 20 (Attached, 2 Car, Heated)
Parking: Circular Paved Driveway
Electricity, Telephone, High Speed Internet
Patios & Decks, Satellite Dish, Ensuite

Directions

Lunenburg Highway 332 towards Bayport, left to Feltzen South, right towards Ovens Park, right on Rose Ridge. Look for the Coastal Winds Realty Sign!



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Listing Agents

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Interested parties are encouraged to seek independent verification of facts presented herein.