

59 HERON POINT ROAD

Oakland ♦ Mahone Bay

MLS: 60598588

\$1,295,000



Extraordinary Home... Extraordinary Setting!

Start with a cliché: *Location! Location! Location!*
Why not another one: *Million Dollar Views!* Then there's: *Sailors' Dream!*
Strategically situated on the tip of Heron Point at the entrance to Mahone Bay harbour, this stunning oceanfront home offers a beautiful meld of tasteful architectural aesthetics and laidback lifestyle functionality.



 [Scan.me](#)



See complete property details at:
OceanHomesNovaScotia.com

PROPERTY OVERVIEW

Architect designed and completely sensitive to the coastal aesthetic, this exquisite home enjoys one of the finest waterfront sites on the South Shore, situated right at the “point” of Heron Point, with great elevations, panoramic views, and an ideal southeast aspect.

3900 square feet of finished living space, set on 2 beautifully landscaped acres with extensive lawns and gardens and 606 feet of direct shorefrontage protected by a terraced granite boulder seawall.



Simply put, this is an extraordinary home, in an equally extraordinary setting... seconds to your private seashore, minutes to the amenities of charming Mahone Bay, and miles of blue on the horizon.



Tranquil waters of Andrew's Cove



INTERIOR SPACES



An airy open plan design meets the requirements of a modern lifestyle while allowing spectacular water views from every angle.

Ultra-bright rooms with large windows pull in the natural light and colorful sea views populated by billowing sails amidst the famous Mahone Bay islands.



The 'Charles Lantz' Custom Kitchen with granite counter tops, butcher block island, and high quality appliances is as functional as it is beautiful.

On the utility-systems front, this is a cutting-edge residence, with geothermal heating-cooling for year-round comfort... so subtle & quiet you don't even know it's working!...and in-floor hot water radiant to warm the ceramic flooring beneath your feet in the Bathrooms and Lower Walk-out Level.



The well laid out main floor Master Bedroom features a full ensuite with glass-walled shower and spa tub, plus a very handy walk-thru closet.



Upper quarters include two generous bedrooms each with interesting ocean views of their own, a delightful reading nook in the upper hall and full bathroom.



Spacious Lower Level with in-floor hot-water radiant heat. A great space for family and friends, with a full bath and potential for another kitchen (plumbing already in place but concealed) should there be future requirements for separate granny or guest suite.

EXTERIOR SPACES

This is an *indoor-outdoor* residence, with an integral flow between interior & exterior spaces. Outside, choose between the glass-faced covered deck, sunny flagstone patio, grapevine shaded pergola, or picnic area with fire pit by the shore.



Thoughtful plantings throughout the property create a colorful and aromatic display.

Enjoy an array of perennials, flowering shrubs and fruit trees, even a matching garden shed.



BOATHOUSE & WHARF

For the real “salts” there’s a private dock ready for launching all manner of marine adventures.

The sturdy wharf is a combination solid granite boulder with concrete surface and double concrete cribs, plus ramp & floating dock.



The handy boathouse is perfect for storing all your watersport equipment, toys and accessories down by the shore.



Tie up dockside, or just offshore at your deep water mooring anchored by two 1000 lb blocks.



Every sailor’s dream... stroll from your home, across your own lawn, to your dock and boat without crossing pavement.



It’s no mystery why they call this “Heron Point”?

PROPERTY FEATURES

Builder: Barry Taylor, Cross Ridge Construction

Custom Kitchen: Charles Lantz Cabinetry

Architect: Zane Murdoch, Solterre Design

Additional Built-in Cabinetry: Max Bishop Carpentry

Designer: Roxanne Lindsay

Landscaping: Micah Beaumont, Branch Tree Nursery & Landscaping

INTERIOR FEATURES

- ❖ Open Plan Main Living Area with seamless flow to outside spaces including covered deck off Kitchen/Dining Areas
- ❖ Cherry Hardwood Flooring throughout Main floor and 2nd level
- ❖ Thoughtful lighting throughout the house featuring interesting fixtures and many dimmable pot-lights
- ❖ Charles Lantz custom Kitchen with granite counter tops and butcher block island
- ❖ High Quality Kitchen Appliances including Thermador 6-burner Propane Range & Hood, Dishwasher, Warming Drawer, custom paneled Jenn-Air Refrigerator, Instant Hot Water Tap, etc.
- ❖ Built-in Office/Reading Nook in Kitchen
- ❖ Custom Built-in Dining Room China Cabinet
- ❖ Propane Fireplace in Living Room (additional propane line roughed-in in lower level Family Room for future fireplace or appliance)
- ❖ Main Floor 2-pc Powder Room for Guests
- ❖ Main Floor Laundry Room with front loading LG washer & dryer
- ❖ Main floor Master Suite with Walk-thru Closet adjoining Full Ensuite with oceanview spa tub and custom glass-walled & marble shower
- ❖ Built-in storage drawers in 2nd floor Guest Bedrooms
- ❖ Large Lower Level Family Room area with walk-out to Flagstone Patio, Bedroom with cork flooring, Full Bathroom, and large Storage Room
- ❖ In-law suite potential on Lower Level (roughed-in plumbing for kitchen already in place in Family Room area)
- ❖ Attached Two-Bay Garage with in-floor hot water radiant heat, plumbed with wash-up sink
- ❖ Expansive storage space above garage with potential to convert into Bonus Room

EXTERIOR FEATURES

- ❖ Low maintenance eastern white cedar shingles (factory treated with bleaching oil stain) and Cape Cod pre-finished wood trim
- ❖ Natural granite stone facing on lower level foundation walls
- ❖ Covered Oceanview Deck with glass railing and access to Main Living Area
- ❖ 35-year architectural grade asphalt roofing shingles

SYSTEMS

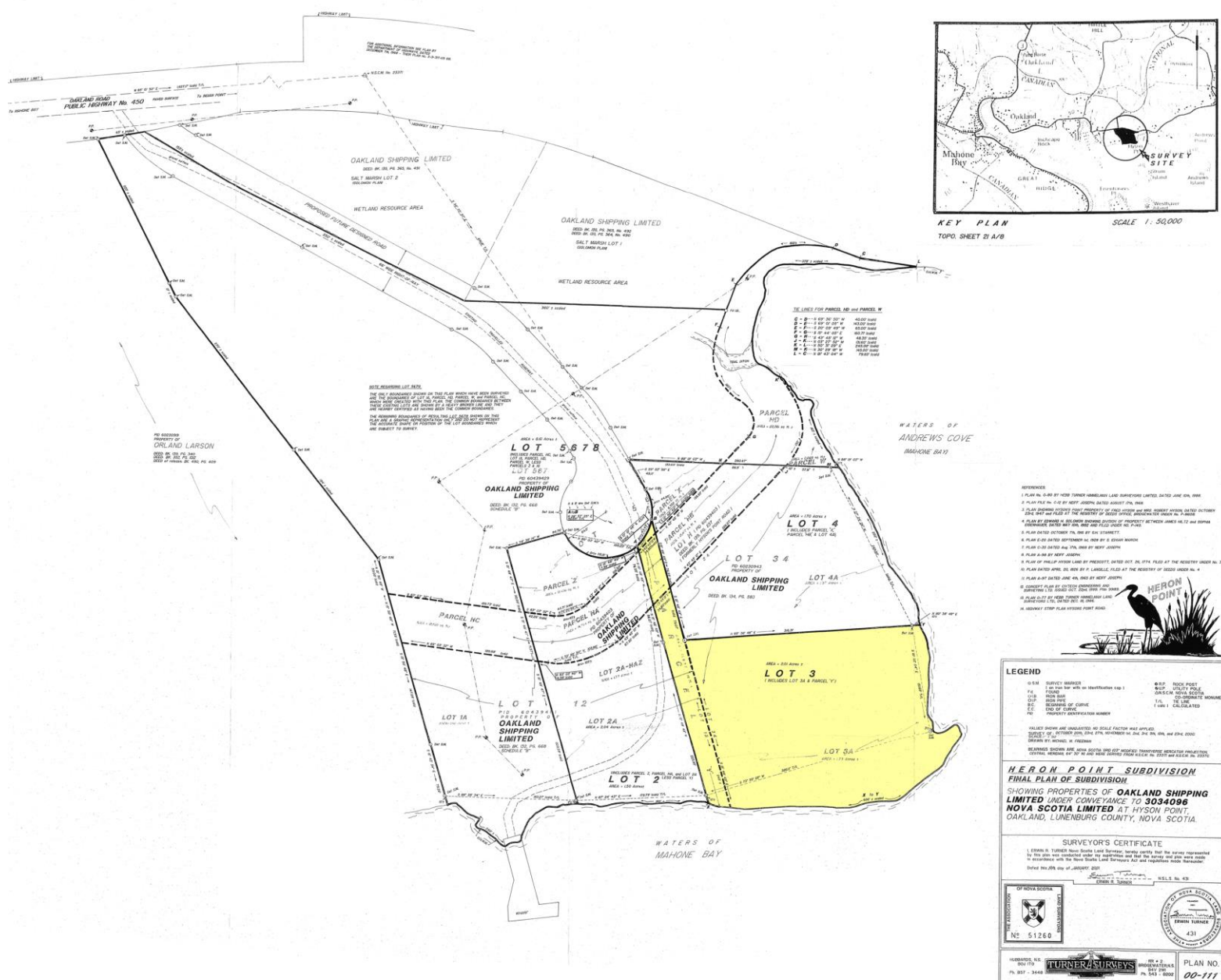
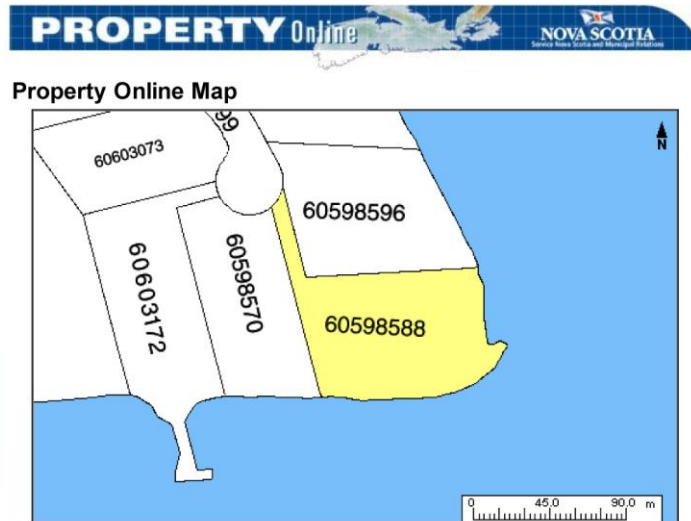
- ❖ Triple Function Geothermal Heat Pump providing: 1.) hot water for in-floor radiant heat (on Lower Level, Bathrooms, and Garage), 2.) hot and cold air for forced-air heating and air conditioning, and 3.) up to 80 percent of domestic hot water requirements
- ❖ Underground 200-Amp Electrical Service (data & comm lines also via underground conduit)
- ❖ Insulation: Exterior Walls – 9 inches of fiberglass (R-30); Ceilings – 12 inches of fiberglass (R-40)
- ❖ Central Air
- ❖ Central Vac
- ❖ Monitored Alarm System
- ❖ Water Treatment: Softener and UV light

LANDSCAPING & GROUNDS

- ❖ 606' direct oceanfrontage with terraced granite boulder seawall along entire shore frontage
- ❖ 120' Wharf: a combination of solid granite boulder & concrete (70') and double concrete crib structure (50'), plus 40' gangway & floating dock
- ❖ Deep water mooring w/ two 1000 lb blocks
- ❖ Interesting landscape design creating wonderful pockets from which to enjoy the views and changing skylines throughout the day
- ❖ Large flagstone patio at Lower Walk-out Level
- ❖ Patio with grapevine shaded Pergola off Main Level Deck
- ❖ Seaside Picnic Area with fire pit and steps to the beach
- ❖ Boathouse/Waterfront Shed (16' x 12')
- ❖ Garden Shed & Well House (14'4" x 10'4")
- ❖ 2 acres with interesting plantings, perennials & flowering shrubs and trees (including cherry, apple and peach) to provide colour and scent all season
- ❖ Looping Circular Driveway with central perennial garden
- ❖ Vehicle access to Wharf and Lower Level Walk-out

** Feature Sheet information has been provided by the Seller. The brokerage assumes no responsibility for its accuracy. Interested parties are encouraged to seek independent verification of facts presented herein.*

An aerial photograph of a residential area adjacent to a large body of water, Andrew's Cove. A yellow arrow points to a specific location on the shoreline, labeled '59 Heron Point Rd'. The area includes several houses, a driveway, and a small boat dock. The water is dark blue, and the surrounding land is a mix of green grass and brown trees.



PROPERTY SPECIFICATIONS



Main Floor	
Living Room	18'9" x 15'7"
Kitchen/Dining Room	19' x 12'4" + 12'9" x 6'6"
Master Bedroom	14'6" x 14'
Master Ensuite	11' x 7'9"
Master Walk-in Closet	9'5" x 7'
Back Hall	14' x 7'2"
Laundry	8'6" x 7'2"
Powder Room (2-pc)	5'10" x 3'2"
Second Floor	
Bedroom	14'7" x 14'5"
Bedroom	14' x 13'
Upper Hall/Reading Nook	9'6" x 8'4"
Bath (4-pc)	11'1" x 7'6"
Storage	32' x 13'
Lower Walk-out Level	
Family Room	23'5" x 17'7" + 13'3" x 6'4"
Studio/Bedroom	13'4" x 12'
Bath (3-pc)	8'3" x 7'3"
Storage	13'9" x 7'9" + 7'7" x 4'11"
Utility Room	12'3" x 12'1"
Outbuildings	
Boathouse/Waterfront Shed	16'1" x 11'9"
Garden Shed	14'4" x 10'4"

DIRECTIONS:

FROM HALIFAX: Exit 10 off Hwy 103, and head towards Mahone Bay. Turn left onto the Oakland Rd (just before entering town of Mahone Bay). Follow Oakland Road towards Indian Point 3.5 kms to Heron Point Rd on right. **Look for the Coastal Winds Realty sign!** (posted at entrance to property).

Age of House: 2008

Lot Size: 2.01 acres, completely landscaped

Oceanfrontage: 606 feet, direct, seawall protected

Total Living Area: approx. 3990 sq-ft on 3 levels

Bedrooms: 4

Bathrooms: 3.5

Heating: 3-Tier Geothermal heat pump (heating & cooling), in-floor hot water radiant, propane fireplace

Water: dug well

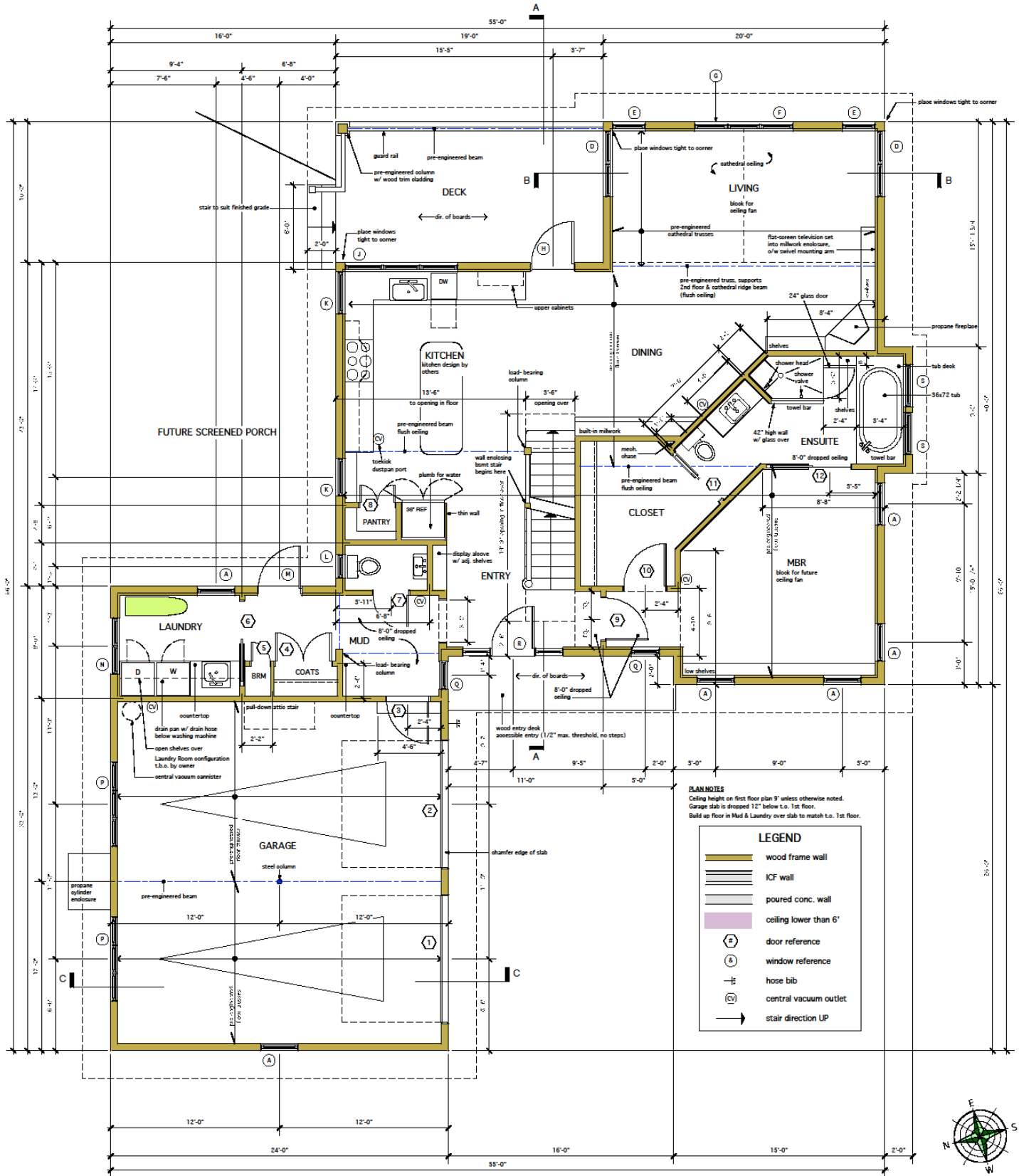
Sewer: septic

Tax Assessment: \$657,400 (2013)

Taxes: \$5,325 (2013)

Find complete details and downloads for this wonderful oceanfront property at: www.OceanHomesNovaScotia.com

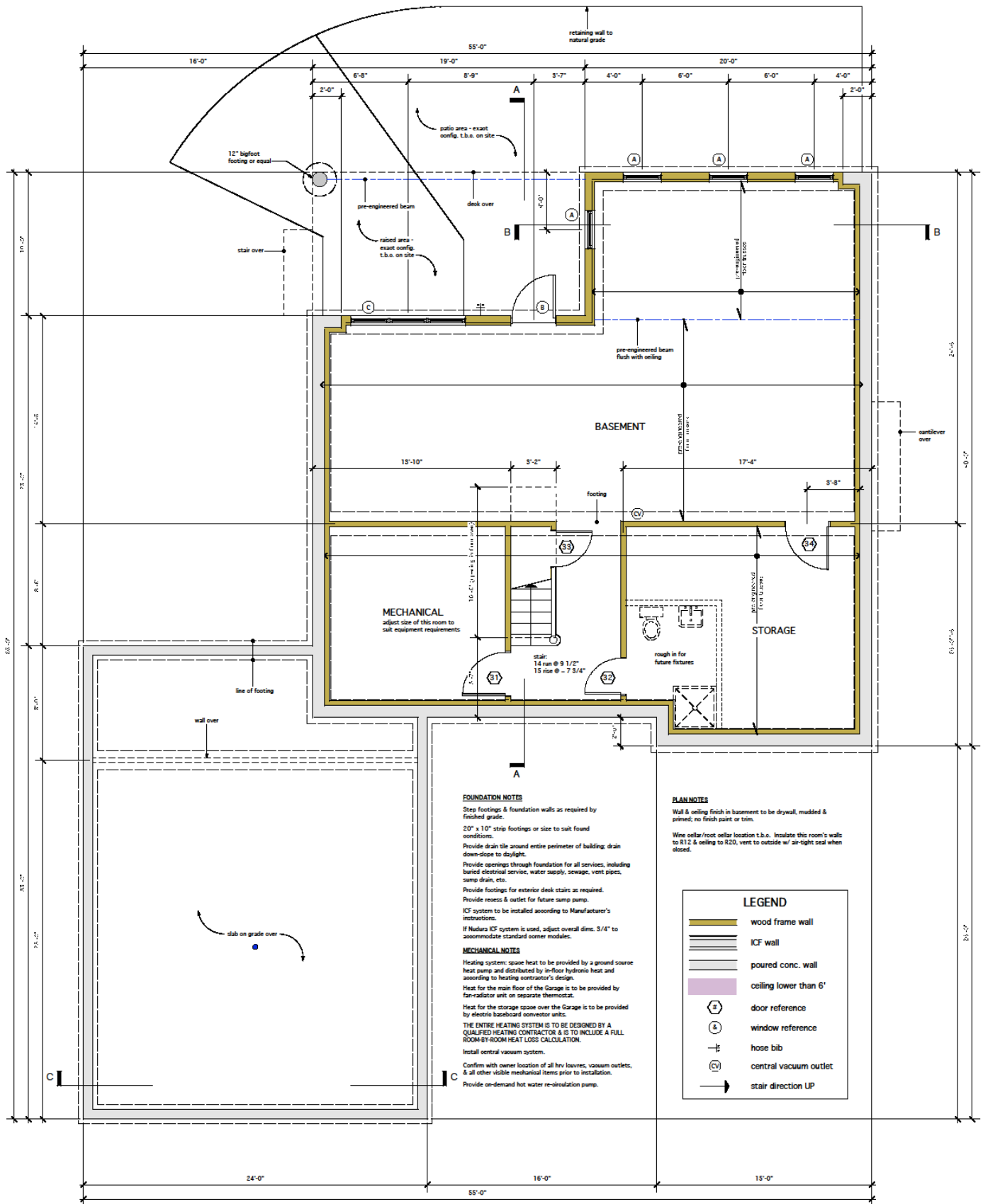
FLOOR PLANS



GENERAL NOTES

All work is to conform to a minimum to the National Building Code of Canada, latest edition, and all other applicable codes, bylaws, and other legal requirements. Structural lumber is to be No. 2 SPF or better, or equivalent manufactured lumber product.

PRECIPICE design Zane Murdoch First South Lunenburg Co., NS (902) 684-4064 www.precipicedesign.ca	No. _____	Revision: _____	Y/M/D _____	Project: _____
	Hippern Residence Oakland, Nova Scotia			
FIRST FLOOR PLAN				Drawing No. A3
Date: July 26, 2007		Scale: 1/4" = 1'-0"		Proj. No. 06.26



GENERAL NOTES

All work is to conform at a minimum to the National Building Code of Canada, latest edition, and all other applicable codes, bylaws, and other legal requirements.

Structural lumber is to be No. 2 SPF or better, or equivalent manufactured lumber product.

PRECIPICE design Zane Murdoch First South Lunenburg Co., NS (902) 684-4064 precipice@eastlink.ca		No. _____ Revision: _____ Y/M/D _____	Project: Hippert Residence Oakland, Nova Scotia BASEMENT FLOOR PLAN Date: July 26, 2007 Scale: 1/4" = 1'-0" Plot No.: 06.26	Drawing No.: A2
--	--	---	---	------------------------



This Distinctive Property Represented by:



Roger Dial, REALTOR®

(902) 277.0593

roger@NovaScotiaPropertyFinders.com

Cindy & Adam Dial, REALTORS®

Cindy: (902) 298.0332

Adam: (902) 298.0336

info@OceanHomesNovaScotia.com

