

1049 SHORE ROAD

~ Moose Harbour~Western Head, Queens County, Nova Scotia ~



~ Bold Oceanfront Beach-House ~

A drop-dead gorgeous pairing of Style & Setting – spectacular bold oceanfront with beach-house to match. This striking home and its natural surroundings are in perfectly harmony with each other. Every window shows off the stunning views and floods this contemporary open-concept home with natural light.

\$ 399,900



Showcasing All Properties in Nova Scotia



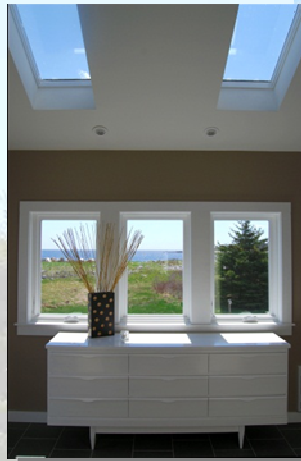
Immerse yourself in the natural beauty of a cobblestone shoreline with crashing waves and a salt marsh where an ever active wildlife drama unfolds daily, right outside your windows...herons, otters, deer, ducks and an endless array of other birds.



Outside, silvery-grey weathered cedar shingles and board & baton siding hearken the drift wood that washes up on the beach.



Though newly constructed, the sensitive design melds perfectly with the environment as if this home has been a part of this breathtaking landscape for a century or more.



The interior is simple and elegant with thoughtful design detail and lots of built-in storage. On the main level, the kitchen, dining and living room areas come together as the ideal entertaining environment. The propane wall fireplace, a clever combination of skylights and interior lighting, cathedral ceilings, and a cool color palette set a mood of sophistication and airiness.



The main living area flows seamlessly to the outdoors with a large 30'x10' deck uniting walk-outs from the dining and living rooms. Also on the main level are 2 generous bedrooms and a fresh and cheerful 4-piece bath fitted with a refinished antique tub.

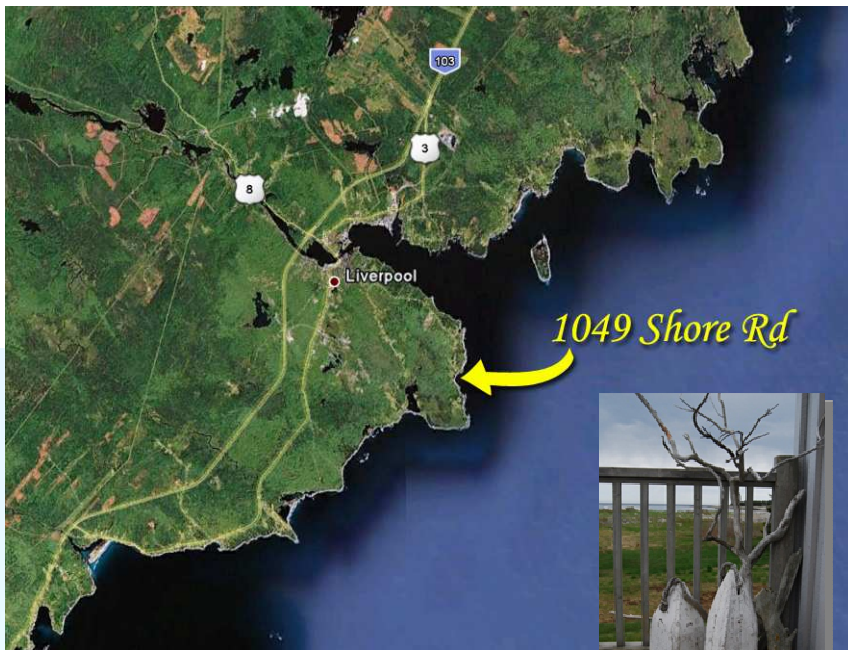


The upper quarters house a stunning master bedroom with ensuite half-bath and private balcony to take in the sunrise over Scott Bay and the distant Atlantic horizon. Completing the upper level is a loft office/studio space which overlooks the main living area below.

Other features include a main level laundry room, a huge and bright foyer with natural stone tile floor and radiant heat, and lots of storage space.



What started as a humble seaside retreat has evolved over the past 10 years to stand as one of the area's most attractive oceanfront homes, conveniently located just minutes from the amenities of Liverpool.



Main Floor	
Living Room	18.5' x 13.5'
Dining Room	13.5' x 10'
Kitchen	12' x 8'
Family Room/Den	21.5' x 13.5'
Bedroom	12' x 12'
Bedroom	14' x 11'
Bath (4-pc)	10' x 7.5'
Foyer/Storage	16' x 11.5'
Laundry	5.5' x 4'
Second Floor	
Master Bedroom	17' x 13.5'
Ensuite (2-pc)	6' x 4.5'
Office/Study	13' x 5.5'
Basement	
Utility/Storage	10.5' x 8.5'

Lot Size: 1.35 acres

Ocean Frontage: 433 ft, cobble beach

Total Living Area: 1950 sq. ft.

Bedrooms: 3

Bathrooms: 1-full, 1-half

Heating: electric baseboards, in-floor radiant, propane fireplace

Foundation: concrete piers, partial unfinished basement (utility room)

Assessment: \$216,900 (2010)

Water: drilled well

Sewer: septic



This Distinctive Property Represented by:

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