

1049 Shore Road,

Western Head, Nova Scotia



70044094

"Stylish Beach House"

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. Sharing this spectacular bold oceanfront setting is this stylish beach house. Though newly constructed, the sensitive design melds perfectly with the environment as if the house has been a part of this landscape for a century or more. Inside, a clever combination of skylights & lighting, cathedral ceiling, and a cool color palette set a mood of sophistication and airiness. The kitchen, dining & living rooms, and a large deck combine for the ideal entertaining environment. 3 bedrooms including a stunning master w/ ensuite & balcony for watching the morning sun rise over the Atlantic. A loft studio space overlooks the main living area below. The fresh & cheerful 4-pc main bath is fitted w/ a refinished antique tub. Other features include a propane wall fireplace, main level laundry, large foyer w/ radiant heated slate tile floor & lots of built-in storage.

\$399,900



Creating Options & Opportunity!

Property Information

Age ±: **New** Dimensions: **Irregular**

Bedrooms: **3** Baths Full/Half: **1/1**

Total Living Area sq. ft ±: **1,950**

Land Details: **Partially Landscaped, Cleared, Level, Stream/Pond, Wooded/Treed, Waterfront**

Size ±: **1.35 Acres** Zoning: **Residential**

Water: **Drilled Well** Sewer: **Septic**

Heating: **Electric, Propane Fireplace, Baseboard, Radiant In-Floor Heat in the Entrance way.**

Foundation: **Concrete, Undeveloped, Partial, Crawl, Piers** Extra Features: **Deck, Air Exchanger, Fireplace, Gas Stove, 2PC Ensuite, and more!**

Main Floor - **Living Room, Dining Room, Kitchen, Den, 2 Bedrooms, Bath, Laundry, Foyer**

2nd Floor - **Master Bedroom, 2PC Ensuite, Office**

Directions: **Just minutes from the amenities of Liverpool. Follow Shore Rd straight out of**

Liverpool towards Moose Harbour. Just past the Western Head sign watch for 1049 civic address on water side of road. Look for Coastal Winds Realty sign.



Civic Address

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