

46 & 58 Shore Rd, Lunenburg



MLS® 201713749

Family Compound...COMPOUND PLEASURE!

\$1,850,000

Family Compound...COMPOUND PLEASURE!: For extended family or endless guests, this combo offers a stunning residential compound. Main House...Guest House, with just the right amount of social distance between them, but integrated by amazing landscaping and the pride-of-place view-plane over Lunenburg Harbour and historic Old-Town. The "in-between" areas feature a garden/artist's studio with a shaded verandah for leisurely sipping cool drinks on a hot afternoon of watching the tall ship traffic in the harbour. There are sweeping lawns, a panoply of colorful gardens and shrubbery, not to mention a commodious dock for welcoming home the sailors, young and old. Back up in the main house celebration is the order of everyday living here, and there is a gleaming granite-graced kitchen capacious enough to peacefully accommodate multiple cooks, all part of a great room filling up with hungry (and thirsty) spectators. At the end of the evening, the compound becomes a division, with three bedrooms in the main house, a couple more in the guest house...and, how about those night-owl kids with flashlights all curled up on the daybed in the garden studio. Compound pleasure here...for every generation.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Lot Size: 1.34 acres

Floor Space: 2408 + 1106 sq ft

Bedrooms: 5+

Bathrooms: 3.5

Heating: Main House: ducted heat pump (heat & AC) | Guest House: oil, forced hot air

Water: dug wells

Sewer: septic

Garage: double, attached, heated

Services: electricity, phone, cable, high-speed internet

Features: 314 feet direct oceanfrontage on Lunenburg Harbour, pond, extensive exterior/garden lighting, automatic irrigation system, ensuite, central vac

Fireplace/s: propane fireplace

Outbuildings: Artist's Studio / Bunkie

Taxes: \$10,976 (2016)

Rooms

Living Room: 17.8 x 17.6 (Main)
Kitchen & Dining: 32.2 x 17.6 (Main)
Bath (2-pc): 6.8 x 5.5 (Main)
Master Bedroom: 16.3 x 15.10 (Main)
Ensuite (4-pc): 15.9 x 7.9 plus jog (Main)
Bedroom: 17 x 9.11 (Main)
Guestroom/Den: 12.8 x 10 plus jog (Main)
Bath (4-pc): 8.2 x 5 (Main)
Laundry: 11.11 x 7.3 less jog (Main)
Garden Studio: 20 x 10 (Main)
Living Room: 18 x 12 (Main)
Dining Room: 13.6 x 7.9 (Main)
Kitchen: 17.5 x 16.7 (Main)
Bedroom: 11.10 x 10.10 (Main)
Bedroom: 11.10 x 10.4 (Main)
Bath (4-pc): 7.3 x 5.11 (Main)

Directions

Town of Lunenburg: Follow Pelham Street to where it turns into Blue Rocks Road at the eastern end of town, then veer to the right onto Shore Road. The driveways for #46 & #58 are on your right about 200 meters up Shore Road. Look for the Red Door Realty signs!