

## 96 Shepherd's Landing Road, Martin's Point



MLS® 201818613

### 'Sea Fever' on Mahone Bay

**\$1,450,000**

The lure of the sea is what brings buyers to the south shore of Nova Scotia in search of a place to call home. Whether you are looking for a year-round residence or the ideal seasonal property; the coastline near Mahone Bay has long been the location of choice. Nestled between the village of Chester and the town of Mahone Bay, lies this nearly new (by Lunenburg county standards) home, outfitted with all the modern conveniences, and filled with all the character buyers are looking for on the south shore. From the custom Lunenburg door that greets you as you enter the house, to the solid interior doors and accent hinges, to the reclaimed wood floors, that are laid with square nails, no attention to detail has been missed. Reclaimed brick, hand-adzed beams, it is all here. The convenience of a butler's pantry and main floor laundry, the efficiency of in-floor heat and 'Time of Use' ETS Steffes System (with back-up generator). A Rumford design fireplace and two cozy woodstoves, a wine making room, bar area, sauna, large media and games room, several garages, this home truly has something for everyone. Planned landscaping shelters the house and provides magnificent views of the bay and off shore islands. The home itself offers one level living if desired and expands to offer a full finished basement with outside entrance. The wharf, float and registered mooring, allow ease of access for all your water activities. There is also a common tennis court for the early morning workout. This home was specifically positioned to capture the spectacular sunrises, glorious moonrises and the magical lighting of the cove as the sun sets. The design was to accommodate larger family gatherings, while still being suited for a couple's lifestyle.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### Listing Agent

**Alex Astbury** C: 902-499-1119  
E: [alex@reddoorrealty.ca](mailto:alex@reddoorrealty.ca)

#### Property Highlights

**Lot Size:** 2.59 acres

**Floor Space:** 7,892 sq ft

**Bedrooms:** 3

**Bathrooms:** 3.5

**Heating:** in-floor & ETS (electric thermal storage)

**Water:** dug well

**Sewer:** septic

**Garage:** multiple garages

**Features:** ensuite, sauna, alarm system, central vac, HRV (heat recovery ventilator), 408 feet oceanfrontage w/ wharf & mooring, gazebo, community tennis court

**Outbuildings:** Workshop 36x24; Center Garage 30x24; Implement Garage 19x7 (3 Buildings)

**Zoning:** Residential

#### Rooms

Living Room: 19.3 x 17.7 (Main)

Dining Room: 24.3 x 14.4 (Main)

Kitchen: 22.3 x 13.5 (Main)

Dining Nook: 10.3 x 14.1 (Main)

Sun Room: 15.11 x 11.5 (Main)

Music Room: 18 x 13.8 (Main)

Bath: 2-pc (Main)

Master Bedroom: 14 x 16.11 (Main)

Master Ensuite: 6-pc (Main)

Bedroom: 18.11 x 12.3 (Main)

Bedroom: 14.8 x 14.5 (Main)

Bath: 5-pc (Main)

Laundry: 8 x 11.10 (Main)

Den/Office: 25.3 x 16.8 (2nd)

Studio: 23.2 x 18.4 (2nd)

Games & Media Room: 31.9 x 39 (Lower)

Band Practice Room: 13.2 x 17.1 (Lower)

Bath / Sauna: 3-pc (Lower)

Bar: 6.10 x 10.7 (Lower)

Wine Making Room: 13 x 10.1 (Lower)

Cold Room: 13.5 x 8.10 (Lower)

Fly Tying Room: 10.10 x 6.9 (Lower)

### **Directions**

---

Exit 9 off Highway 103 to Western Shore, past Oak Island to Martins Point, take Martins Point Road to Shepherd's Landing Road. Or take exit 10 go left on the old #3 right on Martins Point Rd and then left on Shepherd's Landing Road, house will be on your right.