

## 20 Point Road, First South ~ Lunenburg



MLS® 201903241

### 'SEAclusion' on the Cove

**\$568,000**

Salt air, southern exposure, stunning views, sought-after location...sound too good to be true? Read On!... Little known Point Road is a private enclave of just 5 properties, 5km outside of popular Lunenburg. The dappled sunlight of a tree-lined driveway brings you to this hidden seaside gem - a stylish and thoroughly renovated home that will capture your attention as well as your heart. A natural shingle exterior reflects the classic coastal aesthetic while a fresh interior offers a contemporary open-plan living space infused with brilliant sunlight and beautiful views of the sheltered cove...you just won't want to leave! The elegant yet comfortable main living area spills out onto a sweeping house-wide cedar deck with a graceful stairway down to the lawn and water's edge. Enjoy three main level Bedrooms including sunny Master with ensuite and walkout. Additional living space for hobbies and recreational pursuits is found on the lower level. Thoughtful details abound, from a welcoming eyebrow dormer window and reclaimed arched entry door, to solid wood interior doors fitted with vintage hardware and a fireplace flanked by custom built-in bookshelves. The 1.1 acre parcel includes a matching garage building (currently serving as workshop with 100 Amp electrical panel) and a pretty woodland area with fish pond that provides a natural buffer between the private road and the home. A partially fenced lawn speckled with fruit trees surrounds the home and extends to 160 feet of direct salt water frontage on Upper South Cove. Do you get the picture yet?...if not, savour the delicious photos. Can't believe your eyes?...Could this be an Illusion?...NO!...it's SEAclusion!



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



### Listing Agents

**Cindy Dial** C: 902-298-0332  
E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

**Adam Dial** C: 902-298-0336  
E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

### Property Highlights

**Age ±:** 1995  
**Lot Size:** 1.10 acres  
**Floor Space:** 2978 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Flooring:** softwood, ceramic, laminate  
**Heating:** oil-fired forced hot air  
**Water:** drilled well  
**Sewer:** septic  
**Garage:** single detached, wired (24 x 20)  
**Services:** electricity, phone, high-speed internet (via mobile hub, Xplornet, etc)  
**Features:** 160 ft direct oceanfrontage, pond, large deck, partially fenced, ensuite, HRV/air exchanger  
**Fireplace/s:** electric  
**Zoning:** Residential  
**Taxes:** \$3,692 (2018)

### Rooms

Foyer/Hall: 8 x 7.6 (Main)  
Living/Dining: 22.6 x 19.4 (Main)  
Kitchen: 13.3 x 12 (Main)  
Master Bedroom: 14.1 x 12 (Main)  
Master Ensuite (3-pc): 10.5 x 6 (Main)  
Bedroom: 13.6 x 11.3 (Main)  
Bedroom/Office: 10.6 x 10 (Main)  
Bath (3-pc): 9.5 x 5.1 (Main)  
Laundry Closet: 6 x 2.10 (Main)  
Family Room: 19.1 x 12.2 less jog (Lower)  
Games Room: 17.2 x 13.1 (Lower)  
Rec Room/Exercise Room: 19.1 x 18.3 (Lower)  
Utility Room: 13.3 x 12.3 less jog (Lower)  
Storage: 34.4 x 7.4 (Lower)

### Directions

FROM LUNENBURG: Take Hwy-332 towards Riverport. From the intersection with Hwy-3 follow Hwy-332 for 4.1 km then turn Left onto Point Road. #20 is the 2nd driveway on your right. Look for the Red Door Realty sign!