

## 24 William Roue Rd, Martins River



MLS® 202000958

### A "Narrows" Escape!

**\$627,000**

Is the stress of the city mounting?...Feel like you gotta Get Out? -- This wonderful seaside home could be your Narrows Escape! "The Narrows" is a unique seaside community just outside of popular Mahone Bay, specifically conceived to take advantage of the outstanding boating waters & walking trails of the area, featuring a shared wharf w/ slipway & boathouse, plus a direct connection to miles & miles of fabulous trails along the south shore's rails-to-trails network. Set on a 1/3 acre parcel with more than 100 ft of direct saltwater frontage you'll enjoy just enough privacy but not spend your weekends stuck on the mower! The main level features an open plan with soaring cathedral ceiling and double French door walkout to a wrap-around covered verandah. In keeping with a modern lifestyle, the Kitchen/Dining space is an extension of the Living Room. Adjacent to the Kitchen is another versatile room ideal for Den/Office or a main level Bedroom. At the heart of the home integrating all 3 levels is a spectacular winding staircase. At the top, a grand Master Suite encompasses the entire 2nd floor loft. Wind your way down to a spacious lower level with large Family/Media Room, guest Bedroom, full bath & Laundry, and a walkout to the lawn-level deck. Whether you're a paddler, peddler, swimmer or sailor, The Narrows is the ideal place to call home. Launch your kayak from the foot of your lawn, tie up your boat at the dock, lace up those walking shoes or hop on the bike and explore the Bay-to-Bay Trail. Now's your chance!...Put the city in your rear view mirror. And take comfort in knowing your Escape need not be remote...if you must return to the rat race, you're a mere 50 minutes from metro!



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 ±:** 2016

**Lot Size:** 13,380 sq ft (.31 acres)

**Floor Space:** 2292 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** softwood, ceramic & slate tile, polished concrete

**Heating:** ducted heat pump (heat & AC), in-floor hot water radiant (lower level)

**Water:** cistern

**Sewer:** community septic

**Parking:** gravel driveway

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

**Features:** ensuite; central air-conditioning; heat-pump hot water heater; 102 ft direct salt water frontage; community wharf, boat launch & boathouse

**Zoning:** Residential

**Taxes:** \$3999.60 (2019)

#### Rooms

Living Room: 18.10 x 13.4 (Main)

Kitchen / Dining: 16.8 x 12 (Main)

Den / Bedroom: 13.7 x 11.1 (Main)

Powder Room (2-pc): 5.7 x 4.11 (Main)

Foyer/Hall: 10 x 5.3 (Main)

Master Bedroom: 19 x 16.5 (2nd)

Master Ensuite (3-pc): 13.6 x 6.5 + 5 x 3 (2nd)

Family Room: 21.9 x 18.4 (Lower)

Bedroom: 13.7 x 9.7 (Lower)

Bath (4-pc): 7.4 x 6.10 (Lower)

Laundry: 6.11 x 6.5 (Lower)

Utility Room: 11 x 7.9 (Lower)

**Directions**

Take Exit-10 off Highway-103. Turn left onto Hwy-3 East towards Martins River and drive 2.5km then turn right onto Oakland Rd. Continue 1.2km then left onto Hiltz Hill Rd. The 3rd driveway on your left is the entry to The Narrows. Follow the road and veer to the left -- #5 Hiltz Hill Rd is the last house on the road. Look for the Red Door Realty sign!