

## 647 Blue Rocks Road, Garden Lots



MLS® 202021043

### "Beautiful Bountiful"

\$519,000

Here we have a rare combination...old house charm with new house systems & functionality. A painstaking 5-year top-to-bottom restoration by the previous owner ensured this home's longevity for years to come, starting with a new full-height concrete heated basement with walkout. Other signatures of modern living are the 400 Amp electrical, a multi-zoned hot water in-floor radiant heating system, all new plumbing, new windows & full insulation. The current owners have further improved the property with a new metal roof, professional floor refinishing, and enlivened the grounds creating a bountiful array of natural beauty with wild flowers, perennials, an assortment of shrubs & grasses, and wonderful vegetable & herb gardens, all protected by a nearly invisible fence keeping the deer out and the harvest in. The interior of the 200 yr-old farmhouse is flooded with brilliant natural light thanks to its perfect southerly aspect. Enjoy main level living with master & full ensuite tucked privately into the back corner of the house. The rest of the main floor boasts a pretty country kitchen open to a sitting/dining area w/ wood fireplace, adjoined by a comfy living room and a handy main floor laundry/half bath. The spacious upper floor offers plenty of room for guests or hobbies w/ 2 further bedrooms, full bath, 'bump' sitting area, a sunny studio, and a small office. Elevated above the road, the house enjoys fascinating views across the tidal marsh out to Lunenburg Bay. Wonderful outdoor spaces include the large sun-soaked front deck and paths that wind their way through the various gardens, greenhouse/potting shed, and stone patio. Best of all, this 1.2 acres of beauty & bounty is a mere 2 mins from popular...but why would you ever leave!



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#### Listing Agents

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#### Property Highlights

**Age ±:** approx 200 years

**Lot Size:** 1.19 acres

**Style:** 2 Storey 'Lunenburg-Bump' Cape

**Floor Space:** 2200 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** softwood, ceramic tile, laminate

**Heating:** electric hotwater in-floor radiant, electric baseboards, wood fireplace

**Water:** dug well

**Sewer:** septic

**Parking:** gravel circular driveway

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

**Features:** deck & balcony, main level Master with ensuite, HRV (heat recovery ventilator)

**Fireplace/s:** wood-burning fireplace

**Outbuildings:** greenhouse/garden shed

#### Rooms

Living Room: 16 x 13.5 (Main)

Dining Room: 16 x 13 (Main)

Family Room: 14 x 14 (Main)

Kitchen: 10 x 10 (Main)

Foyer/Hall: 7 x 5 (Main)

Mudroom: 5 x 5 (Main)

Laundry & Half Bath (2-pc): 7 x 5 (Main)

Master Bedroom: 13 x 10 (Main)

Master Ensuite (3-pc): 10.5 x 5 (Main)

Bedroom: 14 x 14 (2nd)

Bedroom: 11 x 8.5 (2nd)

Bath (3-pc): 15 x 8 (2nd)

Studio: 14 x 14 (2nd)

Office: 14 x 7 (2nd)

"Bump" Reading Nook: 16.5 x 6.5 (2nd)

**Directions**

FROM LUNENBURG: Follow Blue Rocks Road out of town heading toward Garden Lots/Blue Rocks. 1.5km past town limits, watch for civic #647 on your left. Look for the Red Door Realty sign!