

## 1881 Highway 332, First South



### The Verandah House

**\$885,000**

Here's a special home, unlike others in our area. It's not just the ideal location on a sheltered cove, nestled in the trees minutes from Lunenburg that's the main attraction. Nor is it how the beautifully designed home fits into its picture-perfect setting. Perhaps the most distinguishing feature of 'The Verandah House' is how the graceful hipped roof extends well past the exterior walls providing cover for the wide deck that surrounds the entire house. The outdoor living spaces created by this marvelous verandah range from a deck extension where you'll want to start your day enjoying the morning sun with views over the quiet cove, to an outdoor dining area where dappled light filters through tall pines late in the day. Inside, the interesting living, dining & kitchen areas flow together, each space with its own subtle charm from the vaulted ceiling in the dining room, to the fireplace & casual comfort of the sunroom, the toasty woodstove in the living room, and lovely hardwood floors & custom built-ins throughout. The home features main level living with a serene master suite that enjoys intimate woodland & water views plus its own walk-out to the verandah. Two additional bedrooms with water views, a full bath and handy storage room are found upstairs. As wonderful as the home's inside spaces may be, you'll be drawn outside to enjoy that verandah & its magical surroundings. If you can be persuaded to leave your comfortable seat on the verandah, you'll find a little path that leads you down a gentle slope to your own private pebble beach. Swim, boat, paddle, beachcomb or birdwatch to your heart's content, no one will see you - your privacy is assured with 2.2 acres and not a neighbour in sight. Now, isn't that just what we're all looking for?



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### Listing Agents

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### Property Highlights

**Age ±:** 1996

**Lot Size:** 2.21 acres

**Floor Space:** 2400 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** hardwood, ceramic, carpet

**Heating:** oil-fired forced hot air, electric baseboards

**Water:** dug well

**Sewer:** septic

**Garage:** double detached, wired (24.4 x 21.4)

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

**Features:** 155 feet direct saltwater frontage with pebble beach, covered wrap-around verandah, main-level Master with ensuite, alarm system, HRV/air-exchanger,  
**Fireplace/s:** 2: propane & wood

### Rooms

Dining Room: 14.1 x 14 less jog (Main)

Kitchen: 14.11 x 13.6 (Main)

Living Room: 22 x 12 plus jogs (Main)

Sunroom: 29.10 x 11 plus bay (Main)

Den/Study: 12.4 x 12 (Main)

Storage Closet: 5.6 x 4.2 (Main)

Powder Room (2-pc): 6.8 x 5.7 (Main)

Master Bedroom: 14 x 14 + 5 x 3.10 (Main)

Ensuite: 11 x 6.8 + 4.11 x 3.1 (Main)

Walk-in Closet: 5 x 4 (Main)

Bedroom: 12.2 x 11.3 plus bay (2nd)

Bedroom: 12.2 x 11.3 plus bay (2nd)

Upper Landing: 12.6 x 8.6 plus bay (2nd)

Bathroom (4-pc): 8.2 x 6.8 (2nd)

Storage Closet: 14.6 x 6 + 9 x 6 (2nd)

### **Directions**

FROM LUNENBURG: Where Highways #3 and #332 intersect at the edge of town, follow Hwy-332 towards Riverport. 4km outside of town watch for the sign with civic #1881 on your left.