

# 674 Kingsburg Road, Kingsburg



MLS® 202203072

## The Search is Over!

**\$589,000**

If you're like most Buyers in the market today, your search has been long and the choices along the way have been limited. Don't lose hope...here's what you've been waiting for! That quintessential coastal home...something with lots of character, something spacious & comfortable, and something near the ocean but not too far from amenities! Built around 1880, the home was thoroughly & thoughtfully renovated in 2005-06, and has enjoyed diligent maintenance since then. The exterior is Maritime postcard perfect with natural weathered grey shingles & pristine white trim. But don't let the charming Cape Cod style on the outside fool you - inside you'll discover a fully modern home that is surprisingly spacious, open & airy, with 3 BRs & 2 full baths. The cheery interior enjoys an abundance of natural light on both levels through its many windows & skylights, and there's even a partial view of beautiful Rose Bay. Natural wood floors & high ceilings, a generous kitchen w/ cozy woodstove, and an open plan living-dining area anchor the first floor. Just off the main living area is a private office/den which could also serve as a main floor bedroom, with a full bath just across the hall. The 3 bedrooms upstairs each have a skylight and the principal bedroom enjoys a private balcony for taking in amazing sunsets over Rose Bay. Completing the upper level is the spacious 4-pc main bath with custom walk-in shower & air jet tub. Outside, a paved driveway, a pretty garden shed & tidy lawns complement the expansive deck which provides the perfect venue for summertime entertaining & private relaxation alike. Of course, none of the above matters if the location isn't right. This wonderful home is just a scenic 15-min drive from amenity rich Lunenburg, 20 mins from many services of Bridgewater, and a little more than an hour from the best of all - the ocean. See full details for this and other fine properties at: [www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Lot Size:** 18,712 sq ft (.43 acres)  
**Floor Space:** 2000 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Flooring:** hardwood, softwood, ceramic tile, vinyl  
**Heating:** electric baseboards, woodstove  
**Water:** drilled well  
**Sewer:** septic  
**Parking:** paved driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** upper & lower decks, air-jet tub, alarm system  
**Fireplace/s:** woodstove  
**Outbuildings:** garden shed (16 x 10)  
**Taxes:** \$2,140 (2021)

### Rooms

Living / Dining: 23.4 x 17 + 12.4 x 8.6 (Main)  
Kitchen: 19.7 x 14.8 + 10 x 2.11 (Main)  
Den/Office: 11.10 x 11.5 (Main)  
Bath (3-pc): 9.1 x 8.4 (Main)  
Laundry / Utility Room: 10.2 x 5.4 (Main)  
Master Bedroom: 13.7 x 13.1 (plus balcony) (2nd)  
Bedroom: 12.5 x 11.8 (2nd)  
Bedroom: 12.5 x 8.1 (2nd)  
Bath (4-pc): 13.1 x 9.1 (2nd)

### Directions

Coming from Lunenburg, take scenic Route 332 (the Lighthouse Route) towards Riverport. Just past the Rose Bay General Store & Bistro, turn Left onto Kingsburg Road and head towards Kingsburg & Hirtle's

Beach. Drive another 3.4 km (about 4 minutes) to civic #674, on your right. Look for the Red Door Realty Sign!