

## 63 South Cove Drive, Corkums Island



MLS® 202125927

### LOOK OUT!!!

**\$748,500**

That's what you'll do daily, from just about every room as the owner of this oceanview home on Corkum's Island. The hilltop location provides marvelous views of Lunenburg Bay & a quiet country setting & the convenience of being mins from amenity-rich Lunenburg. A surprise inside, this 2900sf home is larger than it looks. The interesting interior layout provides main-level living & centres around the fabulous Living Rm w/ cathedral ceiling, woodstove, & large windows framing the stunning views plus 2 walk-outs to a multi-level deck w/ grapevine pergola where you can while away the hours watching an ever-changing panorama of sea & sky. Just off the Living Rm, and ideally designed for modern living & entertaining, is the Kitchen which is open to the Dining Rm. The main level incl 2 BRs & 2 full baths, including the principal w/ ensuite, walk-in closet, & that same beautiful view. The finished basement features a lg Family Rm, guest BR & full bath, plus laundry, storage & exercise space. Creative renos in 2004 linked the main house to what had been a smaller detached garage. Today, a beautiful & versatile space which is part sitting room, part foyer, part gallery bridges these 2 distinct wings of the home. Stairs lead to an expansive open space above the garage which currently serves as a private home office/library, but could easily double as guest room or art studio. The 1-acre lot includes sprawling lawns, colourful gardens & flowering shrubs, & a fully fenced back yard to keep the deer out and the dogs in. But that's not all, the property also enjoys deeded ocean access a short stroll down the road where a quiet tree-lined lane leads to protected shore frontage where you can launch your kayak or just sit and watch shorebirds take advantage of the changing tides & unspoiled seaside habitat.

see full details for this and other fine properties at:

[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Property Highlights

**Lot Size:** 1.07 acres

**Floor Space:** 2962 sq ft

**Bedrooms:** 3

**Bathrooms:** 3

**Flooring:** hardwood, ceramic tile, carpet

**Heating:** electric baseboards, ductless heat pumps, woodstove

**Water:** drilled well

**Sewer:** septic

**Parking:** gravel circular driveway

**Garage:** attached single (w/ 2nd storey bonus room)

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

**Features:** shared oceanfront access, ensuite, large deck with pergola, generator panel

**Fireplace/s:** woodstove

**Outbuildings:** garden shed (12.3 x 8.2)

**Taxes:** \$2,858 (2021)

### Rooms

Living Room: 17.1 x 14 (Main)

Kitchen / Dining: 19.1 x 12.9 (Main)

Den / Bedroom: 12.6 x 9.11 less jog (Main)

Bath (4-pc): 9.4 x 7.3 + 3.6 x 3.4 (Main)

Master Bedroom: 17.8 x 12.6 (Main)

Master Ensuite: 7.5 x 5 (4-pc) (Main)

Walk-in Closet: 5 x 4.7 (Main)

Foyer / Sitting Room: 17 x 12.9 less jog (Main)

Family Room / Library: 19.9 x 15.6 plus jogs (2nd)

Rec Room: 23 x 12.2 +/- jogs (Lower)

Bedroom: 15.11 x 13.5 (Lower)

Bath (3-pc): 12.7 x 9.5 (Lower)

Laundry / Storage: 14.1 x 12.2 (Lower)

### Listing Agents

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Utility / Storage Room: 12.5 x 9.5 (Lower)

### **Directions**

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FROM LUNENBURG: Lighthouse Route/Hwy-332 West, towards Riverport. Left onto Mason's Beach Rd, drive 1.4km to causeway to Corkum's Island on your right. Continue 2.5 km to the end of Corkum's Island then continue another 450m on South Cove Drive, and watch for driveway for #63 on your left. Look for the Red Door Realty sign!