12072 Highway 3, Spectacle Lakes

202411696

Quantity, Quality, or BOTH!

$699,900

Why choose Quality over Quantity, or vice versa, when you can have BOTH! This amazingly spacious & bright home provides an abundance of living space combined with outstanding craftsmanship & custom finishes. Broad arched passageways add an appealing visual aspect to the home & the custom oak millwork throughout is impressive.Main level living doesn't need to be cramped, and this home offers more than 3500 sf on the main floor, with an expansive & flowing main living area, 3 large bedrooms, including a massive Primary w/ ensuite, main level laundry/half bath, and more. A large deck off the dining area extends the living & entertaining space to the outdoors, and 5 huge bay windows not only add to the living space, but provide brilliant light & lovely views. The 2nd level features a fully self-contained secondary suite, w/ full kitchen, 4-pc bath w/ laundry, and its own entry & private deck at the back of the house. The sprawling basement level offers a further 3000 sf of potential living space w/ woodstove, lots of windows, roughed-in plumbing for a kitchen & 2 full baths, & its own entry.Enjoy year-round comfort & energy efficiency w/ a ducted heat pump plus 3 mini-splits. Staying warm economically through the cooler months is also assisted by a fireplace with pellet insert on the main level, & the woodstove in the basement, as well as excellent passive solar gain afforded by the south-easterly aspect & huge windows on the main level. Outdoor spaces are equally generous, with immaculate lawns featuring a pretty pond & gazebo, wood storage shed & handy garden shed. Add to all of this an additional waterfront parcel across the road w/ 750 ft of lakefrontage where you can set out in your canoe for a day of fishing. A great location just 4 mins outside of popular & amenity-rich Lunenburg, and only 10 mins to the shopping & services of Bridgewater.Now's the time to move in, spread out, and enjoy

Life without Limits on Quality, or Quantity!

see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com

Listing Agents

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Property Highlights

Lot Size: 1.62 acres
Floor Space: 4750 sq ft
Bedrooms: 4
Bathrooms: 3.5
Flooring: hardwood, porcelain tile, carpet, laminate
Heating: ducted heat pump, 3 mini-split heat pumps, woodstove, pellet stove
Water: drilled well
Sewer: septic
Features: ensuite baths, self-contained secondary suite, ducted and non-ducted air-conditioning, large decks, pond, waterfront parcel with 748 +/- feet of lake frontage
Outbuildings: wood shed (10 x 8), garden shed (18 x 12)

Rooms

Living Room: 19.9 x 17.10 + 14 x 6.3 (Main)
Den: 20 x 17 + 14 x 6.3 (Main)
Dining Room: 18.7 x 16.11 + 14 x 6.3 (Main)
Kitchen: 21.3 x 15 + 14 x 6.3 (Main)
Foyer/Hall: 18.10 x 10 (Main)
Laundry & Half Bath : 11.5 x 5.8 (Main)
Master Bedroom: 17.8 x 17.7 + 14 x 6.3 (Main)
Ensuite (3-pc): 13.6 x 6.4 (Main)
Bedroom: 15.6 x 14.6 (Main)
Ensuite (2-pc): 6 x 2.5 (Main)
Bedroom: 15.3 x 11.8 (Main)
Main Bath (4-pc): 11.11 x 6.8 (Main)
Living / Dining: 21.6 x 12.8 + 13.4 x 8.1 plus jogs (2nd)
Kitchen: 11 x 10.4 (2nd)
Bedroom: 13 x 13 + 7.4 x 5.5 (2nd)

Bath (4-pc) / Laundry: 15.9 x 8.6 (2nd)
Basement: 65.10 x 38.11 +/- jogs (Lower)

Directions

FROM LUNENBURG: Follow. Victoria Rd (Hwy-3) out of town. Drive 4.4 km from town limits to Spectacle Lakes and turn right onto Awalt Rd. Driveway for #12072 is the first on your left. Look for the Red Door Realty sign!