383 Sambro Creek Rd, Sambro Creek



MLS® *202623566*

Oceanwoods -- Worlds Away!

$2,175,000

As far as the eye can see, the aptly named 'Oceanwoods' offers breathtaking vistas over undeveloped woodlands out to the blue waters of the open Atlantic with the historic Sambro Island Lighthouse punctuating the horizon. This exceptional property has been in the same cherished ownership for more than 40 years, and is now offered for sale. The extraordinary & wholly unique property is comprised of 3 parcels totalling 26.8 acres including the hilltop residential compound surrounded by natural gardens and a woodland trail that leads to more than 1100 feet of shoreline encompassing all of Wreck Cove with a secluded white sand beach. Well sited at the highest point of a small peninsula projecting into Sambro Harbour, the panoramic view planes from the home are mesmerizing. Designed by prominent Halifax mid-century modernist architect Aza Avramovitch in 1970, the main residence at Oceanwoods stands as a fine example of timeless design & quality craftsmanship. 2266 square feet of stylish living space is spread over 3 levels in the main house and attached fully self-contained guesthouse, providing 3 private sleeping quarters and 3.5 baths. A 3-season 'Summer House' was designed to complement the architecture of the main house and is an expansive and airy cedar beamed & glass walled structure that capitalizes on the incredible panoramas. Each of the buildings is connected by decks and organized around a natural stone terrazza with a central in-ground heated swimming pool. A 10-minute hike along a scenic woodland trail brings you to the shore and a beautiful crescent shaped sandy beach that enjoys a perfect southern aspect. Soul soothing Oceanwoods is a natural refuge just 30 minutes from the south end of Halifax. S[illegible], yet a world away!

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







Listing Agents

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Property Highlights

Age ±: 1970
Lot Size: 26.8 acres
Style: mid-century modern
Floor Space: 2266 sq ft
Bedrooms: 3
Bathrooms: 3.5
Flooring: ceramic tile, carpet, laminate
Heating: electric hydronic baseboard heaters, wood fireplace
Water: drilled well
Sewer: septic
Parking: paved circular driveway
Garage: built-in single
Services: electricity, phone, cable, high-speed internet
Features: in-ground heated pool, ensuite bath, walk-in closet, decks & patios, self-contained guest suite, more than 1100 ft oceanfrontage with white sand beach
Fireplace/s: wood-burning fireplace
Outbuildings: Summer House (400 sq ft)
Zoning: District 5, R-6 (Rural Residential)

Rooms

Living / Dining Room: 17.9 x 12.10 (Main)
Sunken Den: 12.10 x 9.6 (Main)
Loft Library / Office (w/ Murphy Bed): 13 x 9.2 (Main)
Kitchen: 19 x 7.10 plus jogs (Main)
Library Sitting Room: 13.7 x 10.7 (Main)
Powder Room (2-pc): 5.2 x 4.7 (Main)
Primary Bedroom: 13.10 x 11.4 (Main)
Walk-in Closet: 8.8 x 7.5 (Main)
Primary Ensuite (5-pc): 7.5 x 4.11 (Main)
Bedroom: 13 x 9.5 (Lower)
Bath (3-pc): 6.5 x 5.9 (Lower)
Foyer/Hall: 13 x 4.10 plus jogs (Lower)

Built-in Garage: 24.3 x 11.10 (Lower)
Guest Suite: Living/Dining/Kitchen: 13.8 x 13 (Main)
Guest Suite: Studio Bedroom: 12.11 x 9.9 (Main)
Guest Suite: Bath (3-pc): 6.11 x 5.8 (Main)
Guest Suite: Foyer: 6.4 x 5 (Main)
Utility / Pool Equipment Room: 8.3 x 8.3 (Main)
3-season "Summer House": 23.5 x 11.6 + 8 x 11.6 (Main)

Directions

FROM HALIFAX: Take Dunbrack Street to its end and turn right onto Route 306-south (Old Sambro Rd). Continue 18 km then turn right onto West Pennant Rd. Drive 1.4km then turn left onto East Pennant Rd (look for the sign for Crystal Crescent Beach). Drive 240m then turn left and continue on Sambro Creek Rd another 1.5 km and watch for the driveway for civic #383 on your right. Look for the Red Door Realty sign!