

2241 Highway 332, Bayport



MLS® 201702904

Tranquility on the Cove!

\$399,000

This quality built custom built home enjoys a stunning oceanfront setting where the waters of Upper South Cove meet Indian Path Harbour. Just over 2 elevated acres with 214' of direct saltwater frontage, roughly halfway between the amenities of historic Lunenburg and the white sands and crashing surf of Hirtles Beach. The main level has a timber-frame feel with its exposed oak beams and a mix of hard and softwood flooring. The open concept living/dining/kitchen area has a toasty woodstove for comfort in the cool months, and in summer, a walkout to deck overlooking the water. There's a main level bedroom with ensuite and its own walkout to gardens and driveway. A convenient laundry/half bath is also located on the 1st floor. Upstairs, a spacious family room with water views and balcony evoke a tree-house quality sitting high in the upper canopy of the pines that surround this peaceful property. The master bedroom with 2 large closets and cherry wood flooring enjoys gorgeous views over the cove. Two more bedrooms and a main bath with large soaker tub complete the 2nd level. Basement/Lower level with walk-out is prime for easy conversion to additional living space...a 5th bedroom, rec/media room, hobby room, etc. Outside, there are two handy outbuildings including a wired single garage and a large 2-level workshop/studio. A circular paved drive connects the house and outbuildings creating a courtyard effect. The majority of the 2.15 acres is mature forest with a mix of naturalistic plantings, and a path through the trees leads to steps down to the water's edge. The sheltered waters are great for swimming and boating with access to Lunenburg Bay...and there's even a mooring for your boat! What more could you ask for?



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Property Highlights

- Age ±:** 1999
- Lot Size:** 2.15 acres
- Floor Space:** 1920 sq ft
- Bedrooms:** 4
- Bathrooms:** 2.5
- Flooring:** hardwood, softwood, ceramic
- Heating:** oil-fired hot water baseboards, woodstove
- Water:** drilled well
- Sewer:** septic
- Parking:** paved circular driveway
- Garage:** single detached, wired (20' x 14')
- Services:** electricity, phone, cable, high-speed internet
- Features:** 214' direct saltwater frontage, mooring, 2 level oceanview deck, main floor bedroom w/ ensuite, central vac, HRV/air-exchanger, generator panel
- Fireplace/s:** woodstove
- Outbuildings:** 2-storey workshop/studio (16' x 16')
- Assessment:** \$388,100 (2016)
- Taxes:** \$3,493 (2016)

Rooms

- Living Room: 20' x 14' (Main)
- Kitchen (w/ Dining): 13' x 11.5' (Main)
- Bedroom: 15' x 11' (Main)
- Ensuite: 7.5' x 4.5' (Main)
- Foyer/Hall: 8.5' x 7.5' (Main)
- Laundry/Half Bath: 7.5' x 7.5' (Main)
- Family Room: 17.5' x 14' (2nd)
- Master Bedroom: 13' x 12' (2nd)
- Bedroom: 13.5' x 11' (2nd)
- Bedroom: 14' x 8' (2nd)
- Bath (4-pc): 8' x 7.5' (2nd)

Listing Agents

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Directions

Follow Lighthouse Route (Hwy 332) from Lunenburg toward Riverport. Property is located just over 6km outside of Lunenburg town limits, driveway on your left just before the Bayport bridge. Look for the Red Door Realty sign!