

## 383 Kingsburg Road, Lower Rose Bay



MLS® 202004900

### Feast Your Eyes!

**\$590,000**

Got a sweet tooth?...then help yourself to some real estate 'Eye Candy'. Welcome to 393 Kingsburg Road! This classic century home has enjoyed extensive updates and has been completely renovated from top to bottom over the past 5 years making it a fully modern and stylish residence while retaining the best features of the original homestead. Step inside and prepare to be Wowed! A light infused interior illuminates the rich patina of refinished century-old plank floors, pristine white woodwork & exquisite finishes throughout. The family Chef will be delighted by the designer kitchen which is as stunning as the panoramic views from its wrap around quartz countertops. The flow through the main level and principal rooms is perfectly suited to modern living with an eye to casual comfort & elegant entertaining. The Living Room with 2-sided fireplace opens to a covered veranda via 3 pairs of French doors. The same attention to detail continues upstairs where you'll find 3 beautiful bedrooms & 2 full baths with wonderful views from every room. Outside, beautiful landscaping surrounds the house with paths winding through a mix of perennial beds, rock walls, flowering shrubs and lawns sloping to shore. There are decks on all four sides of the house to soak in the sun at different times of the day. The property features 115 feet of direct oceanfrontage on the shores of sheltered Rose Bay. The house itself sits poised on a small knoll above a quiet country road that leads to spectacular Hirtle's Beach. Amenity rich Lunenburg is just 15 minutes away, and Halifax & Stanfield International Airport a little more than an hour's drive. So, how sweet does that sound?...Now, scroll through the photo tour and Feast Your Eyes...., this one is Delicious!



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#### Property Highlights

**Age ±:** c. 1904  
**Lot Size:** 17,760 sq ft (.41 acres)  
**Style:** 2 Storey  
**Floor Space:** 1843 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Flooring:** softwood  
**Heating:** oil-fired forced hot air, electric convection radiators, wood fireplace  
**Water:** drilled well  
**Sewer:** septic  
**Parking:** 2 driveways (paved & gravel)  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** ensuite bath, central vac, walk-up attic, decks on all four sides, 115 feet direct oceanfrontage  
**Fireplace/s:** wood-burning (2 sided)  
**Outbuildings:** garden shed (12.9 x 8.9)  
**Zoning:** Residential  
**Taxes:** \$2,749 (2019)

#### Rooms

Living Room: 16.10 x 12.3 (Main)  
Dining Room: 13.4 x 12.3 less jog (Main)  
Kitchen: 12 x 10.10 (Main)  
Fireside Sitting Area: 14.8 x 9 (Main)  
Front Porch: 6.5 x 4.5 (Main)  
Foyer/Hall: 11.1 x 9.7 (Main)  
Powder Room (2-pc): 6.11 x 2.3 (Main)  
Master Bedroom: 14.1 x 11.2 (2nd)  
Master Ensuite (3-pc): 13.6 x 5.5 (2nd)  
Bedroom: 13.4 x 10.10 (2nd)  
Bedroom: 14.8 x 8.2 (2nd)  
Family Bath/Laundry (4-pc): 8 x 5.3 plus jog (2nd)

**Directions**

Coming from Lunenburg, take scenic Route 332 (the Lighthouse Route) towards Riverport. Just past the Rose Bay General Store turn Left onto Kingsburg Road and head towards Kingsburg & Hirtle's Beach. Drive another 1.9 km to civic #383, on your left (ocean side). Look for the Red Door Realty Sign!