391 Corkums Island Rd, Lunenburg

Oceanfront Dreams do Come True!

$885,000

No, this isNOTa Dream! This stunning oceanside home less than 5km outside of popular Lunenburg was totally rejuvenated with a complete reno-makeover in 2017-18, transforming the seaside gem into a stylish and contemporaryDream Home.The home with its impressive new garage/guesthouse building sits on 1.1 immaculately landscaped acres complete with sweeping views across Lunenburg Bay and 190 feet of pebble & sand shorefrontage. Just inside the main house you're greeted by a wall of windows that provide panoramic ocean views and an abundance of natural light. A home designed for all seasons, the anchor of the living space is a house-wide Sunroom which in summers extends to the outdoors and an expansive deck overlooking the water; and in winter, to the adjoining Living Room which provides a more cozy atmosphere with its stone fireplace and Rumford hearth. The main level enjoys a marvelous circular flow through the Kitchen, to Dining, and on to the Living and Sun Rooms, then out to the marvelous deck where a hot tub and dining pergola add to your enjoyment. The second floor of the house has a traditional layout with 2 Bedrooms and a luxurious full Bath. The large Master has windows on 3 sides to take in the beautiful views from every angle...even the walk-in closet has a great ocean view! In the mostly finished basement you'll find a comfy Rec Room/Den and a handy Hobby/Craft Room, along with additional storage and laundry. A stone's throw from the main house, the oversized garage outbuilding offers "Man-Land" on the ground level with an enormous garage/workshop including ample workbench space...though getting any work done may be a challenge with the distraction of that view! The upper loft was thoughtfully developed into a self-contained guest suite with ocean views of its own and a private balcony overlooking Lunenburg Bay. The perfect venue to host extended stays of family and

friends, giving you and your guests just the right amount of personal space and privacy! Stroll across your lawn to your own seawall protected shorefrontage to have a swim, take the kayak out for a paddle, beachcomb the shoreline, or just sit and enjoy the Bluenose sailing in and out of Lunenburg Harbour. Last but certainly not least, for the 4-legged family members, there's a large enclosed dog run...and of course, it too enjoys a view of the ocean! You'll be happy to know that your dream property comes with a dream location -- Corkum's Island is a mere 6 minutes drive from Lunenburg and just an hour from the city. Now, it's time to Wake Up, and come for a look!

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

Listing Agents

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Property Highlights

Lot Size: 47,916 sq-ft (1.10 acres)
Floor Space: 2468 sq ft (house), 710 sq ft (garage loft)
Bedrooms: 3
Bathrooms: 2.5
Heating: ductless heat pumps, electric baseboards, in-floor radiant
Water: dug well
Sewer: septic
Garage: double+, detached, wired & heated w/ loft suite
Features: Generac automatic propane generator, 190 ft of direct oceanfrontage with seawall and sandy shorefront, house-wide deck with hot-tub and dining pergola, fully fenced dog run, self-contained guest apartment above garage, oceanview balcony
Fireplace/s: wood-burning Rumford
Outbuildings: shed
Taxes: $4,623 (2020)

Rooms

Living Room: 14.1 x 23.7 (Main)
Sun Room / Family Room: 20.35x 11.4 (Main)
Kitchen: 25.1 x 9.5 (Main)
Dining Room: 15.1 x 10.8 (Main)
Mudroom: 11.4 x 7 (Main)
Bath (2-pc): 6.4 x 5.2 (Main)
Master Bedroom: 23.7 x 11.4 (2nd)
Walk-in Closet: 7.3 x 4.10 (2nd)
Bath (4-pc): 11.6 x 9.11 (2nd)
Bedroom: 14.3 x 11.8 (2nd)
Rec Room: 23 x 11.2 (Lower)
Hobby Room / Office: 18 x 10.8 (Lower)
Laundry / Utility: 11.9 x 9.10 (Lower)