# *105 Driftwood Court, Garden Lots ~ Lunenburg*



***202315723***

## *As Good As It Gets!*

### *$2,450,000*

Start with one of the best oceanfront parcels to be found, minutes from one of the most sought-after communities in Atlantic Canada. Add to that a gorgeous 5000sf custom built ICF home w/ quality finishes.The result is this magnificent oceanfront estate, comprised of 2 waterfront lots in the exclusive Rum Point oceanfront community. The 2 parcels combine for nearly 4 acres forming an elongated private peninsula w/ 1500+ ft of shoreline.The home's design aligns perfectly w/ the point of land it occupies, w/ large windows & a wrap-around covered veranda capturing the water views on all 3 sides of the peninsula. The main living area w/ coffered ceiling integrates living/kitchen/dining for a gracious modern lifestyle w/ pairs of French doors opening to the veranda, lawn & gardens. The dream kitchen is as beautiful as it is functional, w/ cathedral ceiling, massive island, quartz countertops, 6 appliances & pantry. There are 2 spacious bedroom suites on the main level, each w/ a walk-in & luxurious 4-pc ensuite. A separate entry provides access to the private guest suite above the garage, featuring a large Bedroom w/ amazing views, 4-pc ensuite,& a spacious living room/den complete w/ kitchenette & private balcony. The 3-bay garage includes a workshop w/ views to enjoy while puttering away at your hobbies. The grounds of the estate are equally impressive, starting w/ the approach via a curving tree-lined paved drive. Flagstone & gravel paths circle the home & wind along the shore, punctuated w/ apple trees & wonderful spots to sit & enjoy the tranquility of the setting. Swimmers & beachcombers will enjoy exploring the nearly 1/3 mile of private sand & pebble shorefront. Boaters will appreciate the property's wharf & easy access to the waters of Mahone Bay. If you can't find enough to do on your property, take a short stroll down the lane to play some tennis at the community court. Can it get any Better than

This? Come see & find out for yourself!







## Listing Agents

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## Property Highlights

**Age ±:** 2019
**Lot Size:** 3.94 acres
**Style:** Contemporary
**Floor Space:** 4926 sq ft
**Bedrooms:** 3
**Bathrooms:** 5+
**Heating:** propane fired hot water infloor radiant, ductless heat pumps, wood stove
**Water:** dug well
**Sewer:** septic
**Garage:** triple, attached, heated
**Services:** electricity, phone, cable, high-speed internet
**Features:** 1517 +/- feet (.29 miles) direct ocean frontage, wharf & floating dock, ICF construction, wrap-around covered verandah, dual primary suites with luxury ensuites, guest loft w/ balcony, alarm system, community tennis court
**Fireplace/s:** propane fireplace, woodst

## Rooms

Living / Dining: 31.10 x 19.4 (Main)
Kitchen: 19.10 x 17.2 (Main)
Powder Room (2-pc): 7.7 x 5 (Main)
Front Foyer: 11.7 x 9.8 (Main)
Den/Office: 15.10 x 14.10 less jog (Main)
Primary Bedroom: 18.11 x 15.4 (Main)
Ensuite (4-pc): 16.2 x 12.3 less jog (Main)
Walk-in Closet: 10.5 x 10.3 (Main)
Bedroom: 19.4 x 14 (Main)
Ensuite (4-pc): 12.5 x 12.4 +/- jogs (Main)
Walk-in Closet: 7.6 x 7.2 (Main)
Laundry: 10.6 x 8.3 (Main)
Utility/Storage: 11.6 x 10.11 (Main)
Back Foyer: 14.7 x 12.8 less jog (Main)
Powder Room (2-pc): 5.1 x 3.11 (Main)

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Workshop: 19.3 x 12.2 (Main)
Bed/Sitting Room: 20.10 x 18 + 8 x 4.10 (2nd)
Bedroom: 17.11 x 13.3 plus jog (2nd)
Bath (4-pc): 9.8 x 7.10 (2nd)

## Directions

Head out of Lunenburg towards Blue Rocks. About 1.5km from town limits turn left onto Silver Point Rd. Continue about 800 meters and look for the Rum Point Oceanfront Community sign. Turn right onto Driftwood Court and continue to the end then take the driveway for #105.Look for the Red Door Realty sign!