

46 Hirtle Beach Road, Kingsburg



'Meadowsweet' -- a Classic Cape by the Beach!

\$595,000

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Built in 1977 in the classic Cape style, this 48-year-old home with its weathered grey natural cedar shingles and white trim fits perfectly into its setting, surrounded by similarly styled homes built almost 2 centuries earlier.

The main floor of the home features a living area that is much more open than the typical 18th or 19th century Cape, and a newer 400 sq foot addition at the rear is connected to the main house by a large and very handy mudroom. The addition features a vaulted ceiling and serves as a spacious and airy family room, but would also be ideal for conversion to a main level primary bedroom.

Upstairs are 3 bedrooms and a small office/meditation room, and 2 dormer windows provide great views of the ocean.

The big departure from the older capes is down below, where you get a modern full basement with concrete foundation walls. Great height and an extra wide walkout make this basement ideal for a workshop or just great dry storage space.

The home is perched toward the back of a gently sloping 1.5 acre meadow, set well off the road with good elevation to capture the stellar views over Kingsburg Pond and out to Kings Bay. Enjoy

breathtaking sunrises over the ocean from the front deck, and brilliant sunny afternoons on the south-facing side deck.

A rustic but very sturdy storage shed is perfect for storing your yard equipment or the beach gear and toys...which will get regular use. The Kingsburg community boasts 2 of the most stunning sandy beaches in Lunenburg County. The ever-popular Hirtle's Beach, and the lesser known, but equally beautiful Kingsburg Beach. Another delight for outdoor lovers is the spectacular Gaff Point nature trail which begins at the far end of Hirtle's Beach.

Less than an hour and half from downtown Halifax, and only 20 minutes from popular Lunenburg. With a little love and cosmetic updating, this charming fixer-upper is well worth the investment and would make a wonderful year-round home, the perfect weekend retreat, or an excellent vacation rental property, in one of the South Shore's most beautiful locations.

Take the 3D Virtual Tour, or better yet, book a personal viewing today!



Property Highlights

Age ±: 1977

Lot Size: 65,340 sq ft (1.5 acres)

Style: 1.5 storey Cape Cod

Floor Space: 1,680 sq ft

Bedrooms: 3

Bathrooms: 1

Flooring: hardwood, softwood, vinyl

Heating: oil-fired hot water baseboards, mini-split heat pump (heat & AC)

Water: drilled well

Sewer: septic

Parking: gravel driveway

Services: electricity, phone, cable, high-speed internet

Features: oceanview deck, side deck

Outbuildings: shed (12.8 x 12.6)

Rooms

Living Room: 16.3 x 14.9 less jog (Main)

Dining Room: 15.6 x 12.11 (Main)

Kitchen: 11.5 x 9.11 (Main)

Family Room: 18.10 x 13 (Main)

Bath (4-pc): 8.5 x 7.8 (Main)

Back Hall / Laundry: 11.6 x 5.5 (Main)

Mudroom: 10.1 x 9.10 (Main)

Bedroom: 11.6 x 9.1 (2nd)

Bedroom: 14.2 x 5 plus jog (2nd)

Bedroom: 9.3 x 6.11 + 3.8 x 3.5 (2nd)

Office: 7.2 x 5.3 plus jog (2nd)

Listing Agents

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