

608 Kingsburg Road, Lower Rose Bay



COASTAL COMFORT!

\$642,000

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Set well off the road on a private 5-acre parcel is this cheerful 2 level coastal home. The split-level design affords large windows on both floors, and pretty views from almost every window...watch tall ships in the distance sailing in and out of Lunenburg Bay, or closer to shore, local Lobsterman working their traps.

The nicely proportioned lot is mostly wooded with tidy lawns punctuated with mature evergreens surrounding the house. For the gardener there's a handy greenhouse/potting shed, and a fenced garden to keep the deer out of the veggie patch. This is also a great property for kids with paths through the woods, a little bridge over a babbling brook, and ancient apple trees to climb.

The 3 bed/2 bath home features an open concept main living area with double French door walkout to a quiet back deck. Two main level bedrooms include the Primary with 4-piece ensuite and ocean views, and a 2nd Bedroom that also enjoys its own bathroom that opens to the main hall as well. The lower level provides versatile additional living space including a 3rd Bedroom, home office, laundry room, a large utility room that doubles as the 'man cave', and a large workshop/storage room with walkout to the side yard.

The property has the benefit of deeded ocean access with a path leading to the water's edge where

you can launch your kayak for an afternoon of paddling, or simply relax by the shore and take in the beauty of Rose Bay.

Your coastal living experience also comes with comfort & efficiency...the well-maintained home features a mini-split heat pump on each level, a toasty propane fireplace, generator panel, and worry-free metal roof.

An idyllic location, just down the road from the immensely popular Rose Bay General Store & Bistro. Less than 3km/4 mins to spectacular Hirtle's Beach and coastal hiking to Gaff Point, a magnificent wilderness headland owned by the Nature Conservancy. 15 minutes to the marvellous array of amenities and cultural offerings of historic Lunenburg, a UNESCO World Heritage Site, and a little more than an hour to HRM.

You're going to love the coastal lifestyle...take the 3D virtual tour and see what we mean!



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



Listing Agents

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Property Highlights

Age ±: approx. 40-50 years
Lot Size: 5 acres
Style: split entry bungalow
Floor Space: 1,813 sq ft
Bedrooms: 3
Bathrooms: 2
Flooring: laminate, linoleum
Heating: oil-fired hot water baseboards, 2 mini-split heat pumps, propane stove
Water: drilled well
Sewer: septic
Parking: paved driveway with parking for multiple vehicles
Garage: portable car shelter (12 x 24)
Services: electricity, phone, cable, high-speed internet
Features: deeded ocean access w/ beachside sitting area, ensuite bath, deck, ductless air-conditioning, generator panel
Fireplace/s: propane stove
Outbuildings: green house/potting shed (12.6 x 8.6)

Rooms

Living Room: 15.3 x 13.7 (Main)
Dining Room: 11 x 9.6 (Main)
Kitchen: 12.1 x 10.10 (Main)
Master Bedroom: 13.7 x 12.7 less jog (Main)
Ensuite Bath (4-pc): 10.3 x 7.10 (Main)
Bedroom: 13.8 x 10.5 (Main)
Bath (3-pc): 10.6 x 7.5 less jogs (Main)
Lower Hall: 7.7 x 6.7 (Lower)
Bedroom: 11 x 9.1 (Lower)
Office: 11.9 x 8.10 less jog (Lower)
Laundry: 9.5 x 5.10 (Lower)
Den / Utility-Storage: 13.6 x 12.10 plus jog

(Lower)

Workshop-Storage: 22.10 x 15.4 less jog

(Lower)

Directions

Highway 332 to Rose Bay, then turn onto Kingsburg Road and head toward Hirtle Beach. Continue 3km and watch for driveway for #608 on your right. Look for the Red Door Realty sign!