



DUCKWORTH REAL ESTATE

Oceanfront Cottage with 10 acres, a Beach and a Pond



Price - \$325,000

The perfect Nova Scotia package- Year round, fully insulated cottage on 10 acres, with +/-260 feet of oceanfront, a beach and a pond. Summer sunsets across Rose Bay. Accessed by a private 500 meter long driveway, the property is totally private and peaceful. Only the sound of the surf, the birds and the rustling spruces. The well built cottage can be expanded and there are plenty of other sites on the property to build additional houses. Within minutes of Kingsburg's two famous open ocean surf beaches – Hirtles and Kingsburg. Rose Bay is an ideal body of water for kayaking and watching for seals and dolphins and seeing the lobster boats at work. Hike for miles from your door. 20 minutes from Old Town Lunenburg, a UNESCO World Heritage Site, with all its shops, restaurants and irresistible charm. 90 minutes from the Halifax airport.

Reference Number: P-0159

MLS: 60191905

Directions: From Lunenburg or Bridgewater to Rose Bay. Turn to Kingsburg. At end of pavement bear left. At the top of the hill bear right and drive approx. 1 km. to the Duckworth sign on left. Turn left onto driveway. Unhook the chain across the road and continue 500 meters to the cottage.

Building Size: 600 sq.ft.

Land Size: 10 acres

Other Building: Outbuilding with generator

Waterfront: +/-260 feet of oceanfront

Bedrooms: one

Bathrooms: one

Room Sizes: Living/Dining - 20' x 12'8"; Kitchen - 10' x 9'; Bathroom - 6'8 x 5'; Bedroom - 10' x 10'; Screened porch - 8'8 x 6'.

Laundry Facilities: No

Fireplace: Propane

Age: 8 years

Exterior: Pine Siding

Driveway: +/- 500 meter gravel driveway

Water: Drilled well

Sewer: On-site septic system

Heating: Electric and Propane fireplace

Hot Water: Electric

Other: House now operates on propane and a generator.

The very quiet generator is housed in a separate building 10'4 x 6'6 located about 100 feet from the house. Grid power is available along the main road and could easily be brought down the driveway. Plenty of excellent sites to build additional houses on the property. Propane tanks are lease for \$120/yr.

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