DUCKWORTH
REAL ESTATE

Ocean View Masterpiece

NEW PRICE! - $719,000

Ocean View Masterpiece – An opportunity to own a beautiful, state of the art, 6-year old, hillside, ocean view home in Kingsburg, at a very reasonable price. This architecturally designed 2,200 sq.ft. home contains 3 bedrooms, 2 baths and two fireplaces (one is on the large deck). Watch the sun and moon rising out of the open ocean. See and hear the surf on Rose Head and Hell Point. Enjoy an unhindered overview of the 18th century German village of Kingsburg and Kingsburg Beach. The 1.85 acre property abuts +/-70 acres of conservation land. The open plan of the main rooms has floor to ceiling windows in the living/dining/kitchen area. The large, ground floor, master bedroom suite includes a dressing room and a full ensuite bath. The house has a remote controlled, in-floor heating system which can be managed from away. Large decks facing south, west and east. Full height, walk-out basement with large workbench and potential for additional living space. Hike from your door in any direction along Kingsburg's famous bluffs, beaches and headlands. A stroll to Hirtle's Beach, 20 minutes from the great restaurants, shops, cultural activities and Victorian charms of Old Town Lunenburg, a UNESCO World Heritage Site, and 90 minutes to Halifax International Airport. Contact the listing agent for a full Data Sheet on this property.

Reference Number: P-0295
MLS: 201602699
Address: 111 Beach Hill Road, Kingsburg, NS
PID: Portion of PID 60650066
Directions: Drive to on Hwy 332 to Kingsburg from Rose Bay, take the first left after the Rose Bay Store, drive about 5 km to Kingsburg, take the first right at the bottom of the hill and drive about 1 km and take a left on Beach Hill Road.
Building Size: +/-2,200 sq.ft.
Land Size: 1.85 acres
Bedrooms: 3 (master on main floor)
Bathrooms: 2
Fireplace: Two wood burning fireplaces, one in living room and one on outside deck
Age: 6 years

Room Sizes: Ground Floor: Living Area: 20 x 15'6. Dining Area: 15'6 x 11'10. Kitchen Area: 13'6 x 8. Family Room: 14'6 x 10'6. Sunroom: 12'8 x 8. Bathroom: 8'4 x 5. Foyer: 8 x 8. Hall: 18 x 6. Master Bedroom: 20'2 x 11'1. Master Ensuite Bath: 10 x 8. Master Dressing: 8 x 5'4. Laundry: 8 x 5. Second Floor: Bedroom: 13 x 10'9. Bedroom: 13' 10'9. Basement: Storage: 1,092 sq. ft. Mechanical room: 190 sq. ft. Gym: 104 sq.ft. West Facing Deck: 23 x 8. South and East Facing Deck: 30 x 16.
Exterior: Exterior cladding is stained cedar shingles with painted pine siding & trim.
Basement: Concrete, walk-out, full height.
Water: Drilled well with charcoal filter.
Sewer: On-site , contour septic system.
Heating: Electric furnace, in-floor heating system

Call John Duckworth 902-766-4670
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