DUCKWORTH
REAL ESTATE

Stroll to Hirtle's Beach, Kingsburg

Price - $399,000

You could be sitting on your deck or in your house and listening to and watching the surf. This +/-1,200 sq.ft., 2 bedroom, two bath character beach house, on +/-1.32 acres, is only a 3 minute stroll to the HIrtle's Beach. Coastal hiking, beachcombing, swimming, boogie boarding, surfing, sea kayaking, and beach picnics are at your doorstep. The 3-level house features an open plan with a cathedral ceiling, exposed beams and a wood stove in the living area. The kitchen has all the appliances including a dishwasher. The master bedroom, Jacuzzi and half bath are in the roomy loft. The lower level has a large guest bedroom, a laundry room and a large walk-out storage area. The floors on the main floor and the loft are pine. Ceramic floors in the bath and kitchen. The house also features a 190 s.f. deck and a 120 s.f. screened in sunporch, both south facing and overlooking the beach. 20 minutes from the Victorian charms, restaurants and culture of Old Town Lunenburg. 90 minutes from the Halifax airport.

Reference Number: P-0298
MLS: 201612369
PID: 60193059A
Address: 18 Mackay Hill Lane, Kingsburg NS
Directions: From Bridgewater or Lunenburg take Route 3 to Route 332 towards Rose Bay. Turn to towards Kingsburg, drive 4.5 km, turn right on Hirtle's Beach Road, then turn right on Mackay Hill Lane, property is signed.
Land Size: +/- 1.32 acres
Bedrooms: 2
Bathrooms: 2
Laundry Facilities: Yes
Age: 15 years

Fireplace: Yes
Driveway: Gravel
View: Open ocean, Hirtle Beach and Hirtle Pond
Water: Dug well
Sewer: Septic System
Heating: Electric baseboard and wood stove
Hot Water: Solar powered and electric
Room Sizes: MAIN FLOOR: Living Area: 15'3 x 14; Dining Area: 11'8 x 9'6; Kitchen Area: 8'4 x 7'7; Bath: 5'9 x 8 (with shower). LOFT: Master BR: 16'9 x 12; Powder Room: 6'6 x 2'6 (toilet and sink); Jacuzzi Tub: 6 x 5. GROUNDLEVEL: Bedroom: 18'8 x 13' (plywood flooring); Mech./Storage: 14'8 x 12'5; Laundry: 5 x 5'2.

Call John Duckworth at 902-766-4670
963 Kingsburg Road, Kingsburg, Nova Scotia
john@duckworthrealestate.com