



DUCKWORTH REAL ESTATE

Open Concept Oceanfront Living



\$599,000

Looking for a move in ready, low maintenance, open concept and energy efficient home? This home has an open floor plan and entertaining space with vaulted ceilings that was impeccably designed. French doors in the living area that open to a south-eastern facing outdoor living area with 180 feet of ocean front that over looks famous Oak Island. One level home with 3 bedrooms and 2 full bathrooms. The master bedroom has ocean views, a walk in closet and an ensuite bathroom. This home has high end finishes, gas stove with backsplash tile from Indonesia and a pot filler faucet, stain glass transoms over doorways are just a few of the touches that will make you fall in love with this home. Heated by Electric Thermal Storage in floor heating that costs less than a \$1000 a year. Includes a common boat launching area. Attached double garage with in-floor heating. Free standing workshop/studio space that is insulated, finished and heated. This home is a bareland condo, with last years annual fee only \$500. The annual fee covers the communal septic, road maintenance and snow removal. Conveniently located between Mahone Bay and Chester, 5 min. from the Oak Island Inn Resort with its pools, spa, sauna, marina, entertainment and dining. Only 70 minutes from Halifax International Airport. Protective covenants apply. There is a protected wetland on the property.

Reference Number: P-0340

Address: 147 Rum Runners Lane, Martin's Point, B0J 2E0

MLS: 201804735

PID: 60665197

Directions: From Mahone Bay (Exit 10) Take Highway 3 towards Chester for approx. 8 km. Turn right onto Barkhouse Road. Then next right on to Rum Runners Lane. Home is at the end of the road on left hand side. From Chester (Exit 9) travel towards Mahone Bay. Take left on to Barkhouse Road (shortly after Atlantica Oak Island Resort). Right turn onto Rum Runners Lane.

Lot size: +/- 65,529 sq. ft. (1.5 acres)

Size of House: +/- 1,482 sq.ft. (1,986 sq ft including attached garage)

Exterior Dimensions of the House: 32'6 X 46'+19 X 21

Bedrooms: 3

Bathrooms: 2 full bathrooms

Room Sizes: MAIN FLOOR: Foyer: 9 X 6; Living room: 14 X 17; Kitchen: 12 x 13; Dining Room: 11 X 13; Bath #1: 8 X 6; Bedroom #1: 7'5 X 7'5; Bedroom #2: 10 X 10; Master Bedroom: 11'6 X 13'5; Walk in Closet: 7 X 7; Master Ensuite: 8 X 7

Waterfront: +/- 180 feet of direct oceanfront with a wharf

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