



DUCKWORTH
REAL ESTATE

Calling all Photography Buffs



C \$244,900; US +/- \$187,000; € +/- 159,000

This character Maritime home, sits proudly on a hill overlooking a picturesque, peaceful and year round active fishing cove in the wonderful community of Aspotogan. It is full of light and each window has a special view. The westerly facing deck has a spectacular vantage of the cove and boats docked on the wharf below, as well as evening sunsets. On a granite rock foundation with hemlock beams, this structure has stood firm and solid. The trees provide a sheltered buffer from the blowing Atlantic storms, but still afford ocean views of the harbour below. The home has a cozy inviting downstairs kitchen, dining room, den and master bedroom with ensuite. Open concept upstairs space is the Piece De Resistance. The window bed has an ideal view of the Cove and a storage place underneath. The upstairs large walk in closet and second bathroom tucked into a corner are welcome bonuses. On a clear night, the sky is magical with the various stars and constellations. It offers a rare sense of calm and peace whether you are sitting on the deck or out walking with the dogs. The current owners' legacy is her special attention to caring for the natural surroundings; landscaped and full of life. It is the perfect place to end the day. The large hillside and rock gardens are nestled into the grounds, and a private pathed wooded area is home to a family of porcupines, eagles and singing birds. Evidence of the gardeners from the original farm is here, with perennials, apple trees, blueberries, strawberries, peonie and rose bushes, and lilac trees in bloom.

Reference Number: P-0355

Address: 3235 Highway 329, Aspotogan, Nova Scotia

MLS: 201823162

PID: 60072881

Directions: From Halifax, take highway 103 to exit 6, and make a left on 3 to Hubbards. Make a right on Highway 329, & follow to Aspotogan. Property is on the left before the sharp bend in the road at Backman's Cove

Home Square Footage: 1,452 sq. ft.

Lot size: 1.63 acres

Waterview: Yes

Bedrooms: 2 bedrooms

Bathrooms: 1 full bath, 1 half bath

Room Sizes: MAIN LEVEL: Bath 1: 11.1 X 10.7; Den: 14.5 X 15.7; Dining Room: 8.5 X 15.6; Master Bedroom: 10.7 X 11.7; Kitchen: 16 X 12.5. SECOND LEVEL: Bath 2: 3 X 4; Bedroom: 26.8 X 23.3.

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