



DUCKWORTH
REAL ESTATE

Spectacular Home on the Surf



C \$1,650,000; US +/--\$1,279,000; € +/-1,086,000

Spectacular south facing 3.1 acre oceanfront home built in 2010. Standing proudly on a bluff over the Atlantic Ocean, the house is designed to capture the drama of its exceptional surroundings. Marvelous in every sense, this cliff top home is a marriage of English country charm and Hatteras beach fun. The stone terraces, sun decks, covered verandah and every room in the house is a vista of sea and spray enjoying a 180 degree view of some of the best open ocean surf Nova Scotia has to offer. Granite, oak, soapstone, the interior is finished with the finest custom materials and has been maintained in mint condition. A tribute to the coast with true luxury. Features include an open main floor plan, grand circular staircase to second floor with vaulted ceilings, third floor observation tower, all with exposed hickory beams, 4' full basement, two wood burning fireplaces, in-floor, multi-zoned radiant heating, built-in cabinetry, sun room, steam shower, dog shower, outdoor shower, large gourmet kitchen, 10 ft. ceilings, oak floors and trim, large entrance car portico and free-standing double garage. This offering includes all the contents of the house and the garage. Just 5 minutes to renowned Hirtles Beach, 20 minutes to historic Lunenburg, 90 minutes to Halifax.

Reference Number: P-0356

Address: 3831 Highway 332, Riverport, Nova Scotia

MLS: 201823535

PID: 60614377

Directions: From Lunenburg, take Route 3 toward Bridgewater. Left on Rte. 332 towards Riverport. Left just past the Rose Bay General Store. Drive 5 km. to the end of the pavement. Bear left and drive up the hill. Right on Old Cart Road. Left on Middle Road to the property.

Building Dimensions: 90 ft. x 25 ft.

Size of Property: 3.11 acres

Total Floor Area: 3,636 sq.ft. (Main Floor Area: 1,936 sq.ft. & Second Floor Area: 1,700 sq.ft.)

Bedrooms: 3 bedrooms

Bathrooms: 2 full, bathrooms and 1 half bathroom

Room Sizes: MAIN FLOOR: Entrance Foyer: 22 x 14;

Living Area: 24 x 14'10"; Dining Area: 14'10 x 10'3";

Kitchen: 15 x 12; Sun Room: 17 x 14; Laundry/Dog

Shower: 14'4 x 9'4; Powder room: 6'4 x 5. SECOND

FLOOR: Master Bedroom: 24 x 15; Ensuite Bath: 15 x

9'4; Bedroom: 14'10 x 11; Bedroom: 14'10 x 9'6;

Bathroom: 10' x 7'6; Sitting Area: 15 x 7; Office: 8 x 5'2.

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