



**DUCKWORTH**  
REAL ESTATE

## Bayswater Beach Calling



**New Price! C \$229,000; US +/- \$179,000; € +/- 153,000**

Imagine waking up to the salty air, sound of the waves, and awe-inspiring sunrise from your home in Bayswater. This dream can become a reality. Perfectly sited to take in one of the most photographed coves in Nova Scotia (Aspotogan Harbour), this home, fittingly, has an artist studio. A sign of the beauty that surrounds. The property is a short two km walk or bike to Bayswater Beach, where surfers, swimmers and kayakers congregate.

Entering on the ground floor, the exposed living room ceiling beams and bleached pine flooring show true historic character. Two heat pumps and two wood burning stoves have been installed, for maximum heating efficiency, and a cozy domain. The current bright artist studio addition could be used for a variety of purposes. Enclosed with windows, it has stunning natural wooded landscape views. On the second floor, a south facing elevated deck and kitchen/dining area with vaulted ceilings provide spectacular vistas of the Atlantic. Full bathrooms on each floor and three bedrooms provide comfortable accommodations for year round family living, seasonal escapes from the city or guest accommodation.

With a little tree clearing, this 4.5 acre property has additional potential for a secondary structure up the bluff with a spectacular ocean lookout. Included in the price, an additional PID 60657525 on the water side of the highway could be used for even more scenic development.

The rich local communities on the Aspotogan Peninsula are tightly bound. The picturesque fishing villages with Cape Islander fleets, dot the scenic drive into this comfy getaway. Directly across the street is a deeded right of way platform ocean access point, so bring your bathing suit!

**Reference Number:** P-0358

**Address:** 5 Gillis Lane, Bayswater, Nova Scotia

**MLS:** 201826430

**PID:** 6065709 & 60657525

**Home Square Footage:** 1,679 sq. ft.

**House Dimensions:** 30 X 24 ft.+ 14 X 21 ft.

**Lot size:** 4.5 acres + 10230 sq.ft

**Directions:** From Halifax, take Highway #103 to Exit 6.

Turn left at the turnoff, and left at Highway 3, and make

a right on Highway #329. Follow past Aspotogan.

Property on the right. Bayswater beach is past the property.

**Bedrooms:** 3 bedrooms

**Bathrooms:** 2 full baths

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