



DUCKWORTH
REAL ESTATE

Spectacular Sweeping Views for Hillside



NEW! C \$2,300,000; US +/--\$1,742,000; € +/-1,655,000

Fox Hill Acres- Composed of five unique parcels of land, this fourteen acre family compound on a breathtaking Marriott's Cove elevation, is the complete package. The property is comprised of the "Hillside"(a four bedroom main house), "The Den" (a two bedroom guest house), the pool area, the boat house, and the forest lot. It is ideally suited for entertaining and extended family living.

Main House "Hillside" - The main house is sited to take full advantage of the spectacular sweeping views to the south over the open waters of Mahone Bay, and to the west across Marriott's Cove and beyond. Settled into the natural contours of the drumlin crest, this 4456 sqft home runs east – west following the predominant sight line of the ocean horizon.

Guest House "The Den" : The guest house's sweeping 360 degree view from the high point of land reveals the ocean to the south, Marriott's Cove to the west, and pastoral rolling hills and wooded valleys to the north and east. Attention to detail was of paramount importance when Barry Redmond constructed this gorgeous home in 2004. All 2211 sqft of The Den is a marriage of classic and contemporary design, retaining both a relaxed and sophisticated spirit. A vast southerly exposure is embraced by the expansive window treatment and covered verandah.

The Pool Area- Comprised of the pool house, screened gazebo, and saltwater pool, this niche of the property delights with surrounding gardens and views. The pool house has a heated bath within the washroom facilities, a refreshment area, a mechanical room and storage.

The Boat House- With views straight down the cove, this parcel of land is your access point to the ocean playground. A beautiful sandy beach and old wharf complete the 45 ft. ocean frontage. Over 370 sqft of storage space is available within the boathouse. Deep water anchorage and several full service marinas make this an optimal spot for the boating enthusiast.

Reference Number: P-0309

PID: 60396082 (Main House), 60139524 (Guest House),
60487956 (field with proposed helicopter landing pad),
60487964 (boat house & water front lot with beach) &
60396074 (woodland lot)

MLS: 201700557 & 201700560

Address: 235 & 237 Marriott's Cove, Nova Scotia

Directions: From Halifax, take the 103 to exit #8. Take 14 south to the lighthouse route (#3). Make a right and follow to Marriott's Cove Road east. At the fork in the road where the water appears, make a left. Follow to #235.

Call Piers Baker 902-980-0522
963 Kingsburg Road, Kingsburg, Nova Scotia
email: piers@tfts.ca



www.duckworthrealestate.com

