


# 195 The Point Road, Blue Rocks



 201706701

## Sea Spray in Blue Rocks!

**\$429,000**

Sea Spray is now available! Sweeping ocean vistas from throughout this tastefully renovated Nova Scotia four square. New hardwood. Full baths on both floors allows you to use this as a flex home. Meaning: do you want the master on the main floor, with ensuite?...Check. Do you want to have a formal dining room instead?...Check. Upstairs offers two big bedrooms and an office, or den, as well. Plus there is another bathroom that is out of 'Oceanfront Home' magazine! No work needed. All systems have been thoroughly updated, making this the perfect seasonal or year-round home.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agent

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### Property Highlights

- Age ±:** c. 1930
- Lot Size:** 4,656 sq ft
- Style:** 2 storey
- Floor Space:** 1562 sq ft
- Bedrooms:** 3
- Bathrooms:** 2
- Flooring:** engineered hardwood, softwood, porcelain tile
- Heating:** oil-fired forced hot air, ductless heat pump
- Water:** drilled well
- Sewer:** septic
- Parking:** gravel driveway
- Services:** electricity, phone, cable, high-speed internet
- Features:** deck, ocean view
- Outbuildings:** shed
- Zoning:** Residential
- Taxes:** \$2,088 (2016)

### Rooms

- Living/Dining: 21.2 x 10.3 (Main)
- Kitchen: 17.5 x 11.2 (Main)
- Bedroom: 12.5 x 10 (Main)
- Bath: 3-pc (Main)
- Master Bedroom: 21 x 10.2 plus jog (2nd)
- Bedroom: 17.7 x 11.2 (2nd)
- Den/Office: 11.3 x 7.6 (2nd)
- Bath: 4-pc (2nd)

### Directions

From Lunenburg, take the Blue Rocks Rd to Blue Rocks (about 5km). Turn right at the church onto The Lane, then left onto The Point Road. Drive about 500m and driveway for civic #195 will be on your left. Look for the Red Door Realty sign!