

Client View - Residential



MLS #	202525745	# of Beds	3
PID #	60192861	Primary On Main Floor?	No
Add'l PID		Full Baths	1
Listings Status	ACTIVE	Half Baths	0
Selling Price		Building	48 Year Built Unknown
Address	46 Hirtle Beach Kingsburg NS B0J 2X1	Total Fin SqFt (TL)	1,680
County	LUNENBURG	Square Footage (	1,680
Type	Single Family	Building Dimensic	31.5 x 25.5 + 20.6 x 14.7
Style	Detached	Lot Size	
Waterfront	N	Garage	N
Frontage		Garage Details	
Prop Knwn As/Bdy of W	Hirtles Beach		
Restr/Prot Covenants	N	Parking Details	gravel driveway
New Construction	N	Zoning	Riverport - Rur
Construction Status		Rental Incom	

Listing Price \$595,000

[Virt Tour URL](#)

[Add'l Virt](#)

Directions to Property

Highway 332 to Rose Bay, then turn onto Kingsburg Road and drive 4.3km to Hirtle Beach Road on your right. Continue on Hirtle Beach Rd for 200m and watch for

Property Overview

'MEADOWSWEET' -- A CLASSIC CAPE BY THE BEACH! ...Built in 1977 in the classic Cape style, this 48-yr-old home with its weathered grey shingles & white trim fits perfectly into its setting, surrounded by similarly styled homes built almost 2 centuries earlier. The main floor features a living area that is much more open than the typical 18th or 19th century Cape, and a newer 400 sq ft addition at the rear is connected to the main house by a large & very handy mudroom. The addition with vaulted ceiling serves as a spacious family room, but would also be ideal as a main level bedroom. Upstairs are 3 bedrooms & a small office/meditation room, and 2 dormer windows provide great ocean views. The big departure from older capes is down below, where you get a modern full basement & concrete foundation. Great height & an extra wide walkout make this basement ideal for a workshop or just great dry storage space. The home is perched toward the back of a gently sloping 1.5 acre meadow, set well off the road w/ good elevation to capture stellar views over Kingsburg Pond and out to Kings Bay. Enjoy breathtaking sunrises over the ocean from the front deck, and brilliant sunny afternoons on the south-facing side deck. A rustic but very sturdy shed is perfect for storing your yard equipment or the beach gear & toys...which will get regular use. The Kingsburg community boasts 2 of the most stunning sandy beaches in Lunenburg County. The ever-popular Hirtles Beach, & the lesser known, but equally beautiful Kingsburg Beach. Another delight for outdoor lovers is the spectacular Gaff Point nature trail which begins at

Room Sizes

Living Room	Main Floor	16.3 x 14.9 less jog	Den/Office	2nd Level	7.2 x 5.3 plus jog
Dining Room	Main Floor	15.6 x 12.11			
Kitchen	Main Floor	11.5 x 9.11			
Family Room	Main Floor	18.10 x 13			
Bath 1	Main Floor	8.5 x 7.8			
Laundry	Main Floor	Back Hall/Laundry: 11.6			
Mud Room	Main Floor	x 5.5			
Bedroom	2nd Level	10.1 x 9.10			
Bedroom	2nd Level	11.6 x 9.1			
Bedroom	2nd Level	14.2 x 5 plus jog			

Condo

Closing Date

Schools

Elementary School	Bluenose Academy	Fr Imm Elementary	Bluenose Academy (Pr - Grade 9)
Middle/Jr School	Bluenose Academy	School	
High School	Park View Education Centre	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)

Mobile/Mini

BUILDING STYLE	1.5 Storey, Cape Cod
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Hardwood, Softwood, Vinyl
HEATING/COOLING TYPE	Baseboard, Heat Pump -Ductless, Hot Water, Ductless Cooling
FUEL TYPE	Electric, Oil
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet,

DRIVEWAY/PARKING	Gravel, Shared
STRUCTURES	Deck, Shed
APPLIANCES INCLUDED	Stove, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
WATER ACCESS/VIEW	View: Bay, View: Ocean
LAND FEATURES	Cleared, Partial Landscaped, Sloping /Terraced, Year Round Road
COMMUNITY FEATURES	Beach

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

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Red Door Realty(Lunenburg)



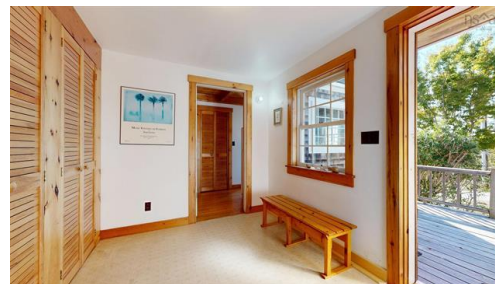
Listed [Red Door Realty\(Lunenburg\)](#)

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # [202525745](#)
List Price \$595,000
Status: ACT
Class: RE

Address 46 Hirtle Beach Road
Community KINGSBURG
Province NS
Postal Code B0J 2X0

Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.

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