



Price: \$475,000	MLS® #: 60461167
Status: Active	
Legal Descr.:	
Address: 80 PENINSULA RD	
City: FELTZEN SOUTH, B0J 2X0	
Side of Road:	District: SS DILUN
Lot Size: 2.6 ACRES	Sub-Dist: B3
Shore Frontage: 332.00	Zoning: RES
Sq. Footage (MLA): 1,525	Sec. School: PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA): 2,380	Elem Schl: BLUENOSE ACAD/WALDOF
Building Dimensions: IRREGULAR	
Possession: NEGOTIABLE	

Overview Beautifully renovated, 2300 sf home on 2.6 acres w/ 332' of shoreline. With panoramic ocean views, this contemporary seaside home offers privacy, style, & comfortable 1-level living, halfway between Lunenburg & Hirtles Beach. Designed to maximize light & views, the main living area with gorgeous softwood floors flows seamlessly from Living Rm to Sunroom, Dining & Kitchen areas. Cozy year round w/ 2 fireplaces...convenient propane in the Living Rm & wood-burning insert in the Dining Rm. Sunroom enjoys floor-to-ceiling windows on 3 sides. Master has walk-out to a private deck & an ensuite that is elegant & luxurious w/ marble & mirrors, yet practical w/ deep soaker tub, lg walk-in shower, & dual sink vanity. 2nd main floor Bedroom also enjoys its own full ensuite. A 3rd Bedroom on the lower level could serve as a Media Room. A full bath, Laundry Rm, & lg workshop w/ dbl walk-out complete the lower quarters. A low maintenance property w/ naturalistic landscaping. Detached double garage.

Directions Follow Route 332 (Lighthouse Route) from Lunenburg towards Rose Bay & Riverport. Drive 10 km and turn left onto Feltzen South Road (watch for sign for 'The Ovens'). Follow Feltzen South Road 5.6km, past the beach, then turn right onto Peninsula Rd. Driveway for civic 80 is on right. House at the bottom of the drive, closer to the water.

Type: Single Family	Heating: Electric, Propane, Wood, Baseboard	Exterior: Shingles, Wood
Style: Contemporary, Detached	Garage Type: Detached, Double	Driveway: Double, Gravel
Title to Land: Freehold	Water: Dug Well	Foundation: Concrete, Partially Developed, Full, Walkout
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Features: Deck/Patio, Inlaw Suite, Central Vacuum, Alarm System, Fireplace(s), Ensuite, See Remarks, HRV (Heat Recovery Ventilator)
Land Features: Wooded/Treed, Partial Landscaped, Sloping/Terraced, Partial Cleared, Waterfront	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Ocean Front, Access: Boat, Access: Year Round Road, View: Ocean	Rental Equipm.: Propane Tank	Flooring: Carpet, Cushion/Lino, Softwood

Inclusions Fridge, Stove, Dishwasher
Exclusions Washer & Dryer, Wood Carving above Front Door, Boat Model over Dining Room Fireplace

Bedrooms: 3	Sign: Yes	HST: NO	Garage: Yes	Gar.Details: DOUBLE DETACHED 24.5X24.5
Bathrooms: 3 \ 1	Lockbox: Yes	PCDS: Yes	Water Access: Yes	Water: OCEAN FRONT
Rental Income:	Road: Private	Matrim.:		
Building Age: 18	CSA #: 0	Serial #: 0		
	Migrated: No			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	22 X 15	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	7 X 5
MAIN FLOOR	DINING ROOM	11 X 10	MAIN FLOOR	BATH (# pieces 1-6)	5 X 4
MAIN FLOOR	KITCHEN	12.5 X 10	LOWER LEVEL	BEDROOM	21 X 14
MAIN FLOOR	OTHER	SUNROOM 9 X 15	LOWER LEVEL	BATH (# pieces 1-6)	7 X 8
MAIN FLOOR	MASTER BEDROOM	13 X 12.5	LOWER LEVEL	LAUNDRY	12 X 10.5
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	16.5 X 5.5 + 4.5 X 5	LOWER LEVEL	FOYER	8.5 X 6
MAIN FLOOR	BEDROOM	13 X 11	LOWER LEVEL	OTHER	26 X 18.5 WORK SHOP

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



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