



Price: \$299,000	MLS® #: 60505245
Status: Active	
Legal Descr.: DON ROSCOE PASSIVE SOLAR DESIGN	
Address: 247 LAKEWOOD DR	
City: CHESTER GRANT, B0J 1K0	
Prop known as: MILLET LAKE	
Side of Road:	District: SS DILUN
Lot Size: 47,480 SQ FT (1.09 ACRES)	Sub-Dist: A3
Shore Frontage: 230.00	Zoning: RES
Sq. Footage (MLA): 1,700	Sec. School: FOREST HEIGHTS
Total Fin SqFt.(TLA): 1,700	Elem Schl: CHESTER AREA MIDDLE
Building Dimensions: APPROX. 41' X 38' (IRREGULAR)	
Possession: NEGOTIABLE	

Overview Custom built by renowned solar designer Don Roscoe, this eco-sensitive passive solar home is energy efficient w/ minimal impact on the environment, AND your pocketbook. Carved out of Lunenburg County granite and perfectly integrated into its lakeside setting w/ an acre of woodland & natural gardens. Unique contemporary design incorporates angles, height, natural light, & large windows to infuse interior spaces with nature's palate. Nearly every room enjoys the forest, lake, blossoms & birds just outside the windows. Master w/ dressing room adjoins main bath. 3 more bedrooms incl one on main level conveniently situated near 2nd full bath. Artist studio, laundry room/half bath, built-in garage, greenhouse just off dining room - a bonus for any green thumb! Woodstove, new ductless heat pump, plus solar heated hot water. Gazebo overlooks 230 ft of gentle lakefrontage. Millet Lake is great for boating, swimming & fishing. Mins fr Chester, w/ easy access to Hwy-103, & only 40 mins to Metro.

Directions Hwy-103 to Exit 9. Continue on Hwy-12 North towards New Ross for 4km (past Forest Heights School) then Right onto Chester Grant Rd. Follow Chester Grant Rd 1.3km to Lakewood Drive. Continue on Lakewood Drive for 1.2km to civic #247 on your Left. Realty sign posted.

Type: Single Family	Heating: Electric, Wood, Heat Pump, Solar	Exterior: Wood
Style: Contemporary, Detached	Garage Type: Single, Built-in	Driveway: Gravel
Title to Land: Freehold	Water: Dug Well	Foundation: Concrete, Slab
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Features: Deck/Patio, Air Exchanger, Fireplace(s), Ensuite, See Remarks
Land Features: Wooded/Treed, Partial Landscaped, Sloping/Terraced, Waterfront	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Lake Front, Access: Year Round Road, View: Lake	Rental Equipm.: None	Flooring: Cushion/Lino, Ceramic/Porcelain, Softwood

Inclusions fridge, stove, dishwasher, microwave, deep freeze, washer & dryer
Exclusions Hanging stained glass in upper hall/landing. Some smaller plants will be removed from gardens at an appropriate time of year.

Bedrooms: 3+1	Sign: Yes	HST: NO	Garage: Yes	Gar.Details: BUILT-IN SINGLE (22' X 14') CONVERTED TO WORKSHOP LAKEFRONT
Bathrooms: 2 \ 1	Lockbox: Yes	PCDS: Yes		
Rental Income:	Road: Private	Matrim.:		
Building Age: 1997	CSA #: 0	Serial #: 0	Water Access: Yes	Water: LAKEFRONT
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14 X 13	2ND FLOOR	MASTER BEDROOM	16 X 14
MAIN FLOOR	DINING ROOM	15 X 10	2ND FLOOR	BATH (# pieces 1-6)	14 X 6.5 (4-PC)
MAIN FLOOR	KITCHEN	14 X 9	2ND FLOOR	BEDROOM	12 X 12, LESS JOG
MAIN FLOOR	BEDROOM	13 X 10	2ND FLOOR	BEDROOM	12 X 12 (LIBRARY)
MAIN FLOOR	BATH (# pieces 1-6)	5 X 8 (3-PC)	2ND FLOOR	BATH (# pieces 1-6)	13X5.5 (2PC+LAUNDRY)
MAIN FLOOR	OTHER	12.5 X 13 - STUDIO	2ND FLOOR	STORAGE	8 X 8.5
MAIN FLOOR	OTHER	4 X 12 - GREENHOUSE	2ND FLOOR	OTHER	16 X 7 - UPPER HALL

Betterment Charges:

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

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



Compliments of: **CYNTHIA DIAL: 902-298-0332**
 E-mail: info@OceanHomesNovaScotia.com
 Website: <http://OceanHomesNovaScotia.com>
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**

