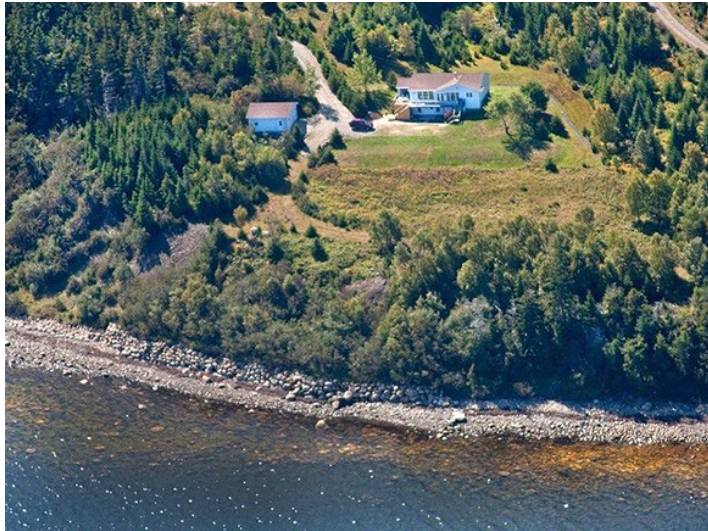


80 Peninsula Rd, Feltzen South



Contemporary Oceanfront Home on Lunenburg Bay

\$475,000

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



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Property Highlights

Age ±: 1992
Lot Size: 2.6 acres
Floor Space: 2380 sq ft
Bedrooms: 3
Bathrooms: 3.5
Flooring: softwood, ceramic, carpet
Heating: electric baseboards, propane & wood-burning fireplaces
Water: dug well
Sewer: septic
Parking: gravel driveway with parking for multiple vehicles
Garage: double, detached (24.5' x 24.5')
Services: electricity, phone, cable, high-speed internet
Features: decks, ensuites, two fireplaces, in-law suite, central vac, alarm system, heat recovery ventilator
Fireplace/s: Two: propane and wood
Taxes: \$3218 (2012)

Rooms

Living Room: 22' x 15' (Main)
Dining Room: 11' x 10' (Main)
Kitchen: 12.5' x 10' (Main)
Sunroom: 15' x 9' (Main)
Master Bedroom: 13' x 12.5' (Main)
Master Ensuite (4-pc): 16' x 5.5' + 5' x 4.5' (Main)
Bedroom: 13' x 11' (Main)
Ensuite (3-pc): 7' x 5' (Main)
Powder Room (2-pc): 5' x 4' (Main)
Bedroom/Rec Room: 21' x 14' (Lower)
Bath (3-pc): 7' x 8' (Lower)
Laundry: 12' x 10.5' (Lower)
Workshop: 26' x 18.5' (Lower)

Listing Agents

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

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 the right. House at the bottom of the drive, closer to the water. Look for the Coastal Winds Realty sign!