

247 Lakewood Drive, Chester Grant



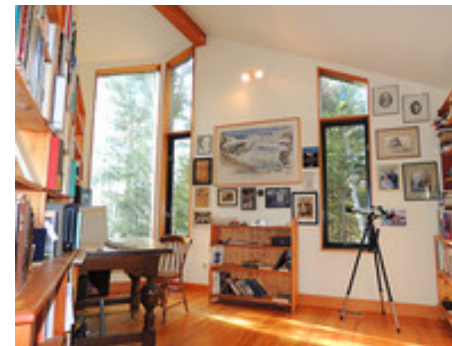
Passive Solar Lakefront Home

\$299,000

Designed and custom built by renowned solar designer Don Roscoe, this eco-sensitive passive solar home is highly energy efficient with minimal impact on the environment, not to mention your pocketbook. (House registered with Solar Nova Scotia). Literally carved out of Lunenburg County granite and perfectly integrated into its tranquil lakeside setting with over an acre of woodland and natural gardens featuring an eclectic mix of indigenous and imported plantings...truly a botanist's delight. Unique contemporary design incorporates many angles, height, natural light, and large windows to infuse the interior spaces with nature's palate. Indeed, from nearly every room enjoy the forest, lake, blossoms and birds just outside your window. Master with dressing room adjoins main bath. Two more 2nd floor bedrooms, one currently serving as library, and a 4th on the main floor conveniently situated near a second full bath. Artist studio, laundry room/half bath, built-in garage with workshop space, plus a real greenhouse just off the dining room -- a bonus for any green thumb!..."fresh picked tomatoes in February anyone?" Woodstove warms the interior, plus a new ductless heat pump in 2013 and solar heated hot water. A trail leads from the house to a secret gazebo nestled into the trees overlooking the lake. Stroll a little further to the gentle lakeshore. Deep Millet Lake is wonderful for boating, swimming and fishing and is located just minutes outside of Chester, with easy access to Highway-103, and just 40 minutes outside of Metro.



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



Property Highlights

Age ±: 1997

Lot Size: 47,480 sq ft (1.09 acres)

Floor Space: 1700 sq ft

Bedrooms: 4

Bathrooms: 2.5

Flooring: hemlock, ceramic tile, cushion

Heating: electric forced hot air, heatpump, woodstove

Water: dug well

Sewer: septic

Garage: built-in, single (converted to workshop)

Services: electricity, phone, cable, high-speed internet

Features: Passive Solar Design, new ductless heat pump air conditioning (2013), air-exchanger, solar heated hot water, decks, 230 direct lakefrontage

Fireplace/s: woodstove

Assessment: \$304,800 (2013)

Taxes: \$1,951 (2013)

Rooms

Living Room: 14' x 13' (Main)

Dining Room: 15' x 10' (Main)

Kitchen: 14' x 9' (Main)

Bedroom: 13' x 10' (Main)

Bath: 8' x 5' (3-pc) (Main)

Studio/Workshop: 13' x 12.5' (Main)

Greenhouse: 12' x 4' (Main)

Entry Foyer: 7.5' x 6.5' (Main)

Master Bedroom: 16' x 14' (2nd)

Bath: 14' x 6.5' (4-pc) (2nd)

Bedroom: 12' x 12' (less jog) (2nd)

Bedroom/Library: 12' x 12' (less jog) (2nd)

Laundry/Half Bath: 13' x 5.5' (2-pc) (2nd)

Storage: 8.5' x 8' (2nd)

Listing Agents

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Upper Hall/Landing: 16' x 7' (2nd)

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. Look for the Coastal Winds Realty sign!