

85 Spruce Point Rd, East River Point



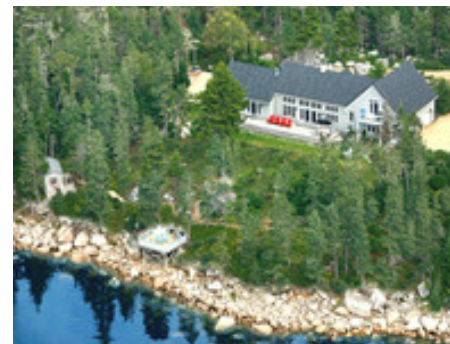
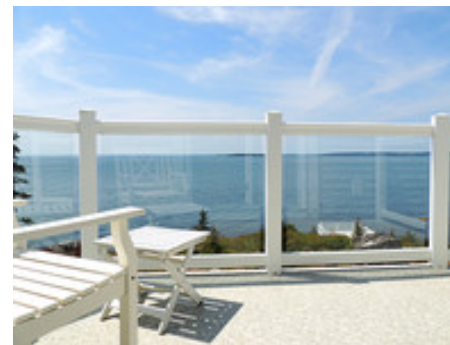
MLS® 5055336

'SeaScapes' Sparkles! \$899,000

'SeaScapes' shines like a beautifully cut jewel set perfectly into its coastal setting...truly a home that sparkles like the waters it overlooks. The Great Room WOWs w/ 14' ceilings, dramatic floor-to-ceiling windows & quality detailing throughout. Comfort is foremost w/ a Live-on-One-Level floorplan where interior spaces flow seamlessly to the outdoors & a house-wide deck. Luxurious Master Suite complete w/ dressing room, spacious ensuite, & its own access to the oceanside deck. At the opposite end of the house, above the 2 car garage, is a private Guest Suite w/ its own bath & balcony overlooking the ocean. Energy efficient R-2000 construction w/ heat pump, Energy-Star windows, & passive solar benefits. 200' of granite shoreline, deck projecting over the water, cozy seaside studio, & beautiful gardens. 3.5 mostly wooded acres primed for grooming into natural walking paths. Privacy w/ the big city a mere 40 mins away (ideal for commuters), Chester & Hubbards, less than a 10 min drive.



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



Property Highlights

Age ±: 2002
Lot Size: 3.47 acres
Style: Contemporary (R-2000)
Floor Space: 2800 sq ft
Bedrooms: 2
Bathrooms: 2.5
Heating: electric heat pump (heat & air-conditioning)
Water: drilled well
Sewer: septic
Garage: double, attached, heated (33' x 22')
Services: electricity, phone, Bell Expressview TV, high-speed internet (via Xplornet)
Features: 200 ft direct oceanfrontage, wheel chair accessible main floor, alarm system, ocean side decks & balcony
Fireplace/s: propane fireplace
Outbuildings: oceanside studio
Zoning: residential
Taxes: \$7249.17 (2016)

Rooms

Living Room: 18 x 13 (Main)
Dining Room: 16 x 13 (Main)
Kitchen: 18 x 13 (Main)
Pantry: 10 x 6 (+ nook) (Main)
Master Bedroom: 16 x 15 (Main)
Master Ensuite (4-pc): 14 x 9 (Main)
Walk-in Closet: 14 x 9 (Main)
Den/Office: 15 x 12 (Main)
Powder Room (2-pc): 10 x 6 (Main)
Laundry: 14 x 5 (Main)
Foyer/Hall: 15 x 14 (Main)
Bedroom: 22 x 19 (2nd)
Ensuite (4-pc): 10 x 7 (2nd)

Listing Agents

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Adam Dial C: 902-298-0336
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Walk-in Closet: 10 x 7 (2nd)

Directions

Exit 7 from Highway 103. At end of off-ramp, turn left onto Hwy-3 (east). Drive 1km then turn right onto Hwy-329. Follow Hwy-329 south for 4.4 km to Spruce Point Road on your right. Follow private drive to #85 at end of road. Look for the Red Door Realty sign!