11 Second Peninsula Rd, Deans Corner - Lunenburg



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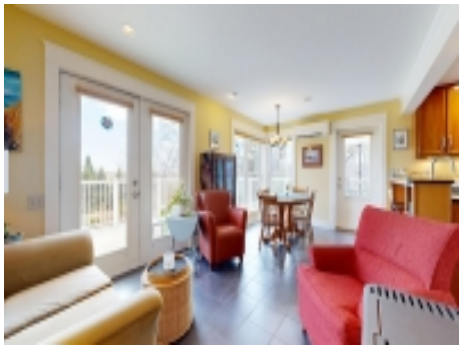
'HOUSE & GARDEN'

$849,900

A delightful home surrounded by colourful gardens in full bloom...like the cover of that famous magazine! Cradled by nature at the crest of a private hilltop & completely hidden from passers-by, this special setting is a paradise for privacy seekers & gardeners. The home's thoughtful design achieves a timeless country cottage aesthetic, with light-filled living & dining areas flowing seamlessly to the outdoors through French doors, extending the living & entertaining space in summer. The wrap-around deck is shaded by a wisteria covered pergola on the side of the house, and at the front, steps take you down to a flagstone patio surrounded by perennial beds bursting with colour. A cozy den/bedroom affords the opportunity for main-level living with a full bath & laundry also on the main floor. Upstairs are 2 beautiful bedrooms & a full bath. The finished lower level w/ walkout provides additional space for family room, home office, or guest accommodation. The classic styling of this home also comes with a nod to comfort, energy efficiency & environmental sensibility, w/ a solar-assisted propane hydronic heating system providing in-floor radiant heat & 2 mini-split heat pumps reducing your annual energy cost. The 3.6+ acre lot includes natural woodland nicely integrated w/ professionally landscaped areas around the house. Stroll along meandering garden paths shaded by flowering shrubs teeming with fragrant blossoms & providing shade from the summer sun. A circular drive loops in a large garage & handy garden shed, & a cozy studio/bunkie building is tucked into the woods at the rear. But it's the private setting & quality of construction that sets this magical property apart, not to mention the great location. A perfect 'Hide-away' need not be 'Far away'...when you feel the need to venture from your picture-perfect 'House & Garden', you'll be happy that you're just 2 mins to downtown Lunenburg with all its

fabulous shops, galleries, restaurants, & more.







Listing Agents

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Property Highlights

Age ±: built 2006
Lot Size: 3.62 acres
Floor Space: 2,064 sq ft
Bedrooms: 4
Bathrooms: 2
Flooring: tile, cork, vinyl plank
Heating: Solar-assisted propane hot water, in-floor radiant, 2 mini-split heat pumps
Water: drilled well
Sewer: septic
Parking: gravel circular driveway
Garage: detached, single-plus, wired (30.5 x 24.5)
Features: solar-assisted domestic hot water and in-floor radiant heating, ductless air-conditioning, wrap-around deck with composite decking & pergola, flagstone and interlocking brick patios, generator panel, Silestone quartz countertops, custom Hunter-Douglas blinds
Fireplace/s: woodstove
Outbuildings: 2 garden sheds (10.3x10.3) (9.2x8.11), bunkie (21.7x15.7 + 14.7x5.11)

Rooms

Living / Dining: 19.4 x 10.5 (Main)
Kitchen: 10.7 x 10.6 (Main)
Bedroom / Den: 11.3 x 9.8 less jog (Main)
Bath (3-pc): 10.9 x 5.8 (Main)
Laundry / Mudroom: 11 x 5.5 (Main)
Foyer/Hall: 8 x 5.4 plus jog (Main)
Master Bedroom: 12.9 x 11.2 (2nd)
Bedroom: 15.3 x 9.9 (2nd)
Bath (4-pc): 10 x 7.5 (2nd)
Upper Hall Landing: 10.6 x 7.5 (2nd)

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Family Room: 24.4 x 10.7 +. 9.7 x 7.11 (Lower)
Bedroom: 11.5 x 9.2 (Lower)
Utility Room: 20.8 x 5.5 (Lower)
Cold Room: 10.8 x 5.6 (Lower)

Directions

Take Hwy-3 (Lighthouse Route) to Lunenburg. Just before getting to Lunenburg town limits, turn left onto Second Peninsula Rd. Driveway for civic #11 is the second on your left.