46 Hirtle Beach Road, Kingsburg





'Meadowsweet' -- a Classic Cape by the Beach! \$595,000

Built in 1977 in the classic Cape style, this 48-yr-old home with its weathered grey shingles & white trim fits perfectly into its setting, surrounded by similarly styled homes built almost 2 centuries earlier. The main floor features a living area that is much more open than the typical 18th or 19th century Cape, and a newer 400 sq ft addition at the rear is connected to the main house by a large & very handy mudroom. The addition with vaulted ceiling serves as a spacious family room, but would also be ideal as a main level bedroom. Upstairs are 3 bedrooms & a small office/meditation room, and 2 dormer windows provide great ocean views. The big departure from older capes is down below, where you get a modern full basement & concrete foundation. Great height & an extra wide walkout make this basement ideal for a workshop or just great dry storage space. The home is perched toward the back of a gently sloping 1.5 acre meadow, set well off the road w/ good elevation to capture stellar views over Kingsburg Pond and out to Kings Bay. Enjoy breathtaking sunrises over the ocean from the front deck, and brilliant sunny afternoons on the south-facing side deck. A rustic but very sturdy shed is perfect for storing your yard equipment or the beach gear & toys...which will get regular use. The Kingsburg community boasts 2 of the most stunning sandy beaches in Lunenburg County. The ever-popular Hirtles Beach, & the lesser known, but equally beautiful Kingsburg Beach. Another delight for outdoor lovers is the spectacular Gaff Point nature trail which begins at the far end of Hirtles Beach.Less than 1.5 hrs from downtown Halifax, & only 20 mins from popular Lunenburg. With a little love & cosmetic updating, this charming fixer-upper

is well we investment and would make a wonderful year-round home, the retreat, or least full details for this and other fine properties at:

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Listing Agents

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Property Highlights

Age ±: 1977

Lot Size: 65,340 sq ft (1.5 acres)

Style: 1.5 storey Cape Cod **Floor Space:** 1,680 sq ft

Bedrooms: 3 **Bathrooms:** 1

Flooring: hardwood, softwood, vinyl

Heating: oil-fired hot water baseboards,

mini-split heat pump (heat & AC)

Water: drilled well

Sewer: septic

Parking: gravel driveway

Services: electricity, phone, cable,

high-speed internet

Features: oceanview deck, side deck **Outbuildings:** shed (12.8 x 12.6)

Zoning: Riverport - Rural Three (RU-3)

Rooms

Living Room: 16.3 x 14.9 less jog (Main)

Dining Room: 15.6 x 12.11 (Main) Kitchen: 11.5 x 9.11 (Main) Family Room: 18.10 x 13 (Main) Bath (4-pc): 8.5 x 7.8 (Main)

Back Hall / Laundry: 11.6 x 5.5 (Main)

Mudroom: 10.1 x 9.10 (Main) Bedroom: 11.6 x 9.1 (2nd) Bedroom: 14.2 x 5 plus jog (2nd) Bedroom: 9.3 x 6.11 + 3.8 x 3.5 (2nd)

Office: 7.2 x 5.3 plus jog (2nd)

Directions

Highway 332 to Rose Bay, then turn onto Kingsburg Road and drive 4.3km to Hirtle Beach Road on your right. Continue on Hirtle Beach Rd for 200m and watch for driveway for #46 on your right.Look for the

Red Door Realty sign!