


## *11 Second Peninsula Rd, Deans Corner -*

*Lunenburg*



 202609493

### *'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.



## Property Highlights

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**Age ±:** built 2006

**Lot Size:** 3.62 acres

**Floor Space:** 2,064 sq ft

**Bedrooms:** 3

**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

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Living / Dining: 19.4 x 10.5 (Main)

Kitchen: 10.7 x 10.6 (Main)

Den/Office: 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)

## Listing Agents

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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**

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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.