

\$569,900 - 51 Mount Marina Road, Fox Point

MLS® #202221906

\$569,900

6 Bedroom, 3.00 Bathroom, 2,830 sqft

Residential

A2, Fox Point, NS

Sunrise & Sailboats. Tucked away on a private lot in Fox Point sits this well-appointed bungalow, perfect for one-level living or a large family. Boosting six bedrooms this home has seen many upgrades since 2019 including a whole home ducted heat pump for heating and cooling. The main level features a large eat-in kitchen with pantry and patio doors leading to the large covered back deck. A convenient main floor laundry, located in the mudroom makes one-level living a breeze. The spacious primary bedroom with his and her closets leads to a large ensuite bath. The front door leads to a small balcony perfect for sailboat gazing and morning coffee and enjoys east-facing exposure. The living room has new luxury plank vinyl flooring and compliments the already existing hardwood flooring to perfection. Three additional bedrooms and a main bath serve the rest of the main level. The 3 season sunroom is cozy and inviting making it the perfect spot to curl up with a book and a glass of wine or a romantic dinner. The basement was finished by the current owner and has two additional bedroom spaces, a den/office nook, a large rec room, and a full bathroom. The utility room is unfinished and could be subdivided for additional finished living space. So many possibilities! The 28 x 32 garage, with an EV plug, is wired and large enough to easily accommodate two vehicles or a boat! The home also comes with deeded access to Fox Point Lake boat launch which is motorboat



friendly. The icing on the cake is that this home is located within the Shatford Trust Fund area. Other mentionable items: new roof, generator panel and driveway recently regraded. This beauty has it all! Call to view,

Built in 2014

Essential Information

MLS® #	202221906
Price	\$569,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,830
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 16th, 2022

Community Information

Address	51 Mount Marina Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Fox Point
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Gravel
# of Garages	2
View	Bay, Ocean
Waterfront	Access: Deeded, Lake Privileges

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Heat Pump
Cooling	Ducted Cooling
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Landscaped, Level, Ravine, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Gernal
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Listing Details

Listing Office	One Percent Realty East Inc.
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