

\$1,750,000 - 7315 Highway 329, East River Point

MLS® #202302782

\$1,750,000

4 Bedroom, 3.50 Bathroom, 5,102 sqft

Residential on 1.65 Acres

A2, East River Point, NS

A captivating portrait of South Shore elegance and design. Privately situated, this oceanfront New England style home offers 266 ft of ocean frontage,* plus its own boat launch, perfectly placed between Chester & Hubbards. You will be astounded by the magnificent west facing views of Saddleback Islands. Owner built, 5102 sqft home is not only for summer enjoyment but for all seasons. Meticulous landscaping and desirable curb appeal greet you as you approach the front door. The bright and grand foyer welcomes you in with immediate views of the oceanside. As you walk into the open-designed living/dining room you'll find vaulted ceilings, skylights, wood burning fireplace and access to the back deck that wraps around the back of the home. Open concept eat-in kitchen with granite counters, tile backsplash, ample storage and stunning views awaits. Enjoy main level living with a flair, which is appreciated as you follow through past the living room to the huge primary bedroom featuring a spa like 5 piece ensuite with soaker jacuzzi and walk in closet. A powder room, laundry room, and mudroom top off the functionality of this level. Upstairs you will find two well appointed bedrooms, one which features a breathtaking balcony, and full 4 pc bath. The lower level boasts the perfect retreat for extended family, with lots of space for a potential bedroom, fabulous TV rm, offering a unique stone fireplace, den, gym, wet bar, full bath and sauna. Over the double attached, heated garage you'll find a



teenager's dream- a large lofted space. Take advantage of all that Nova Scotia's South Shore has to offer while still being a mere 40 minutes from Downtown Halifax, 50 minutes to the Airport, and under 10 minutes to the shops and restaurants of Hubbards and Chester, Plus a sand beach moments down the road. Don't miss the opportunity to be the envy of all your friends and family! Hurry and book your private showing today. Virtual tour and Floor Plans available.

Built in 1996

Essential Information

MLS® #	202302782
Price	\$1,750,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,102
Acres	1.65
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 26th, 2023

Community Information

Address	7315 Highway 329
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	East River Point
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Garburator, Microwave, Refrigerator
Heating	Baseboard, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Other
Foundation	Concrete Perimeter

Additional Information

Zoning	NA
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Listing Details

Listing Office	Bryant Realty Atlantic
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