

\$2,450,000 - 105 Driftwood Court, Garden Lots

MLS® #202315723

\$2,450,000

3 Bedroom, 4.00 Bathroom, 4,926 sqft

Residential on 3.94 Acres

B3, Garden Lots, NS

AS GOOD AS IT GETS! Start with one of the best oceanfront parcels to be found, minutes from one of the most sought-after communities in Atlantic Canada. Add to that a gorgeous 5000sf custom built ICF home w/ quality finishes. The result is this magnificent oceanfront estate, comprised of 2 waterfront lots in the exclusive Rum Point oceanfront community. The 2 parcels combine for nearly 4 acres forming an elongated private peninsula w/ 1500+ ft of shoreline. The home's design aligns perfectly w/ the point of land it occupies, w/ large windows & a wrap-around covered veranda capturing the water views on all 3 sides of the peninsula. The main living area w/ coffered ceiling integrates living/kitchen/dining for a gracious modern lifestyle w/ pairs of French doors opening to the veranda, lawn & gardens. The dream kitchen is as beautiful as it is functional, w/ cathedral ceiling, massive island, quartz countertops, 6 appliances & pantry. There are 2 spacious bedroom suites on the main level, each w/ a walk-in & luxurious 4-pc ensuite. A separate entry provides access to the private guest suite above the garage, featuring a large Bedroom w/ amazing views, 4-pc ensuite, & a spacious living room/den complete w/ kitchenette & private balcony. The 3-bay garage includes a workshop w/ views to enjoy while puttering away at your hobbies. The grounds of the estate are equally impressive, starting w/ the approach via a curving tree-lined paved drive. Flagstone & gravel paths circle the home &



wind along the shore, punctuated w/ apple trees & wonderful spots to sit & enjoy the tranquility of the setting. Swimmers & beachcombers will enjoy exploring the nearly 1/3 mile of private sand & pebble shorefront. Boaters will appreciate the property's wharf & easy access to the waters of Mahone Bay. If you can't find enough to do on your property, take a short stroll down the lane to play some tennis at the community court. Can it get any Better than This? Come see & find out for yourself!

Built in 2019

Essential Information

MLS® #	202315723
Price	\$2,450,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,926
Acres	3.94
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	May 1st, 2024

Community Information

Address	105 Driftwood Court
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Garden Lots
County	Lunenburg
Province	NS

Postal Code B0J 2C0

Amenities

Utilities Electric, Propane, Cable Connected, Electricity Connected, Phone Connected

Parking Spaces 3

Parking Attached, Triple, Heated Garage, Parking Spaces(s), Paved

of Garages 3

View Ocean

Is Waterfront Yes

Waterfront Waterfront, Harbour, Ocean Front, Access: Boat, Ocean Access

Interior

Interior Features Ensuite Bath, High Speed Internet

Appliances Electric Oven, Gas Range, Electric Range, Dishwasher, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator, Wine Cooler, Water Purifier, Water Softener, Other

Heating Fireplace(s), Ductless, Hot Water, In Floor, Radiant, Stove

Cooling Ductless

Fireplace Yes

Fireplaces Gas, Wood Burning Stove, Propane

Basement None

Exterior

Exterior Features Balcony, Dock, Barbecue

Lot Description 3 to 9.99 Acres, Landscaped

Roof Metal

Construction Wood Siding

Foundation Slab, Insulated Concrete

School Information

Elementary Bluenose Academy

Middle Bluenose Academy

High Park View Education Centre

Additional Information

Zoning RES

HOA Fees 400

Listing Details

Listing Office

Red Door Realty(Lunenburg)

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