

\$1,695,000 - 127 Ocean Stone Drive S, Lunenburg

MLS® #202323177

\$1,695,000

3 Bedroom, 3.50 Bathroom, 3,847 sqft

Residential on 1.29 Acres

B3, Lunenburg, NS

Welcome to your seaside sanctuary in the private enclave of Rum Point. A serene and idyllic setting, meticulously landscaped, with granite rock paths and a lush lawn running down to the ocean. This exceptional eight-year-old residence has been custom designed with every detail carefully planned out for the ultimate living experience. Spread across 1.3 acres with more than 200 feet of direct oceanfront, the ocean inlet offers calm protection as well as access to the islands of Mahone Bay and open ocean. 3,847 square feet of elegance and natural beauty converge within this 3 bedroom, 4 bathroom home. The main level dream kitchen is as beautiful as it is functional, with Charles Lantz kitchen cabinets, Hansgrohe taps, and granite countertops. Adjacent sitting room and living room both have propane fireplaces ensuring comfort while you take in the waterside views. Circling around to the dining room, study, and powder room, you may notice that perfection can be seen in the details; French doors, Emtek hardware, Hunter Douglas blinds, Feiss lighting, custom cherry shutters, and all the custom millwork. There are two spacious bedroom suites on the second level, each with a walk-in closet and luxurious four-piece ensuite bathrooms (with stunning porcelain tile electric in floor heating I might add!). Utility of lifestyle is evident with central vac and the wrap around deck. The lower level features polished concrete with in floor heating, supporting a recreation room, bedroom,



storage and full bathroom. Two access points at ground level and plenty of glass ensure a seamless transition down to the water. Adjacent to the main house is the man cave. A double garage, work room and storage loft with a separate power meter. Located a few minutes bike ride or drive from the UNESCO Town of Lunenburg. For the tennis players, there is a community court a short stroll down Oceanstone Drive. Experience the epitome of coastal living. Detailed feature list upon request.

Essential Information

MLS® #	202323177
Price	\$1,695,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,847
Acres	1.29
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	January 31st, 2024

Community Information

Address	127 Ocean Stone Drive S
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Lunenburg
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Double, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Harbour, Ocean Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Barbecue
Lot Description	1 to 2.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Insulated Concrete

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	Duckworth Real Estate(Chester)
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