

\$329,900 - 1183 Blue Rocks Road, Blue Rocks

MLS® #202325558

\$329,900

2 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.24 Acres

B3, Blue Rocks, NS

Welcome to 1183 Blue Rocks, a slice of Atlantic Canadian paradise nestled on the shores of Blue Rocks, Nova Scotia. Wake up to the gentle embrace of the Atlantic breeze and the soothing sounds of waves, with stunning ocean views greeting you from your private, south-facing retreat. Every day begins with a spectacle of sunlight streaming through expansive windows, and ends with vibrant sunsets over the ocean, viewed from your glass-railed front deck. Inside, the brand new home blends comfort with modern elegance and is perfectly placed to enjoy the incredible water views. The open design is ideally suited for today's lifestyles, with air conditioned comfort the spacious living room with 9ft ceilings blends so naturally with the dining area and the corner kitchen. The ample modern oak grain style shaker cabinets, full size stainless steel appliances, tile backsplash, double sink and tasteful countertops make this gourmet kitchen an absolute showpiece! The full size bathroom is tastefully appointed and the full tub surround offers convenience for comfort and easy cleaning. The secondary bedroom is ideal with space for a queen sized bed while the primary bedroom is tucked away, perfect for extra privacy and large enough to enjoy the king size bed too! The water softener, stackable washer and dryer also ensure comfortable living. The backyard with a new deck and fenced area, is perfect for peaceful evenings and pet-friendly living. Embrace the local culture of Blue Rocks, a



community celebrated for its exceptional paddling waters and charming village life. Nearby, the historic town of Lunenburg, a UNESCO World Heritage Site, offers a vibrant tapestry of unique shops, award-winning restaurants, and a bustling harbor, echoing the rich maritime history of the region. 1183 Blue Rocks is both home and an escape to a life of serene beauty and adventure. Ideal as a cottage, AirBnB, or year-round residence, this property offers a lifestyle where every day feels like vacation.

Built in 2021

Essential Information

MLS® #	202325558
Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.24
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2024

Community Information

Address	1183 Blue Rocks Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Blue Rocks
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Ocean

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Cooling	Ductless
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Level, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Bluenose Academy
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Additional Information

Zoning	Rural
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Listing Details

Listing Office	Royal LePage Atlantic
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