

\$459,000 - 38 The Lane, Blue Rocks

MLS® #202404592

\$459,000

2 Bedroom, 1.00 Bathroom, 2,193 sqft

Residential on 0.24 Acres

B3, Blue Rocks, NS

The centuries old fishing village of Blue Rocks has often been compared to Peggy's Cove - for both its charm and rugged, coastal beauty. The upscaled, casual design of this former fisherman's house is currently used by its owner as a year-round vacation property and would serve well as both a year-round home or family retreat. Located less than five minutes drive from the UNESCO protected town of Lunenburg, this property offers both convenience and an "other worldly" life style. The house is a minute's walk to the ocean and for anyone who defines happiness as a quiet walk with the dog early in the morning, this location is, frankly, ideal. The house is comprised of an original heritage home on two floors with an attached recreation wing converted from a former fisherman's gear and work shop for a total combined living space of 2,200 sq. ft. The "L", heated by both electricity and a wood burning stove, would serve perfectly as an artist's studio or summer bunkhouse for children. The side entry joining the main house to the recreation room adapts ideally as a summer dining-room off a large deck - just right for entertaining a crowd. The front entry has an intimate living-dining area to the left and a broad galley, eat-in kitchen to the right. To the rear of the kitchen one enters a large laundry, with an alternative outside entry, and to the rear of the dining-room there is a separate, cozy den with an additional wood burning stove. The second floor features two bedrooms, a large common room or library



and a beautifully outfitted bath with separate shower and tub. A newly constructed garden shed, with steeply pitched roof, is accessed from an exterior door from the laundry. The front deck off the side entry offers lovely views over the ocean. The spine of the house runs along a north-south axis, the front faces east and the rear faces west. Be you a "doer" or a "dreamer", this home is a stroke of luck at an affordable price point bathed in a cool summer breeze.

Built in 1909

Essential Information

MLS® #	202404592
Price	\$459,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,193
Acres	0.24
Year Built	1909
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 14th, 2024

Community Information

Address	38 The Lane
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
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Parking Spaces	1
Parking	Detached, Gravel, Single
View	Harbour, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Furnace, Stove, Radiator
Fireplace	Yes
Fireplaces	Wood Burning Stove, Electric
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Other

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Pillar/Post/Pier, Stone

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	Engel & Volkers (Lunenburg)
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