

\$695,000 - 800 Blue Rocks Road, Garden Lots

MLS® #202405556

\$695,000

4 Bedroom, 2.50 Bathroom, 2,100 sqft

Residential on 3.16 Acres

B3, Garden Lots, NS

Located in a quiet, rural setting yet only 3 minutes to the breathtaking UNESCO Town of Lunenburg. Pretty ocean views can be enjoyed from this property as well as glimpses of the back harbour of Lunenburg. The home is well set back from the main road and sits on over 3 acres of land. This gorgeous and contemporary home is stylish in every way. From the high cathedral ceilings, cork floors in the baths, modern kitchen and tons of natural light. The home is south facing and super energy efficient with lots of windows and electric fired hot water throughout. The main floor enjoys a sunken den with floor to ceiling bookshelves, a bright and cheery kitchen, separate dining area open to the living room which has a pellet stove for those chilly days. A fourth bedroom/study, laundry room and half bath complete this level. Upstairs, a full bath, 3 bedrooms with the master having a large walk in closet and ensuite bath. There is also a gallery overlooking the lower level that could be a great little office space. The walk out basement is unfinished, but a great space if wanted to be developed. Enjoy lounging on the wrap around deck alongside of your heated above ground pool and take in the ocean views and peacefulness in your private fenced in yard. Also on the lot is a single car garage/workshop. The property consists of two separate lots and the second lot could be used to build a guest house or income property if desired. There have been many upgrades to the house over the years making this a very



attractive, move in ready home. Very short drive to Mahone Bay, Blue Rocks and 1hr 15 min to Halifax. Floor plans and virtual tour available.

Built in 1993

Essential Information

MLS® #	202405556
Price	\$695,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	3.16
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	August 2nd, 2024

Community Information

Address	800 Blue Rocks Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Garden Lots
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel, Multiple Driveways
# of Garages	1
View	Ocean

Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Heating	Baseboard, Hot Water, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

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	ViewPoint Realty Services Inc.(Lunenburg)
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