

\$895,000 - 75 Rose Ridge, Feltzen South

MLS® #202412360

\$895,000

4 Bedroom, 2.50 Bathroom, 2,378 sqft

Residential on 2.35 Acres

B3, Feltzen South, NS

Welcome to 75 Rose Ridge, Feltzen South!
This beautifully custom built residence looks traditional on the outside but inside you enjoy a very contemporary and Scandinavian style with every room offering an experience, thoughtfully designed with clean lines, cathedral ceilings up and down, exposed beams and much more. The home is nestled in a natural and private setting among mature trees on 2.5 acres boasting 217 ft of bold ocean frontage and sweeping jaw dropping views of the Atlantic Ocean, across Rose Bay, past the tip of Rose Head and beyond. The home is well designed with an effortless flow with the main floor consisting of a gorgeous kitchen that even the most serious of chefs would appreciate complete with stainless steel appliances, stunning blue quartz counters and adjacent pantry all which opens to the dining room and a spacious living room with a wall of windows taking in ocean views from every angle with a stylish and highly functional airtight wood stove to take the chill off on those chilly nights. Also on the main floor is a full bath, laundry room, utility room and a bonus room that could be used as a den/studio/office. Upstairs there are 3 very spacious bedrooms including the master with a partially completed ensuite, a bright sitting area for curling up with a book as well as a full bath. Last but definitely not least are the wonderful features you may not see at first glance. This gorgeous home enjoys not only the south facing solar passive benefits but also



has geothermal technology for heating and cooling making this a super efficient home year round. Outside the home enjoys a low maintenance composite deck spanning over half the front of the home for relaxing and taking in your ocean vistas. Add to this an attached 400 sq ft heated/cooled garage. The Ovens Natural Park and spectacular beaches are only minutes away, 4 mins to the Rose Bay General Store and Bistro, 20 mins to the UNESCO town of Lunenburg and 90 minutes to Halifax Airport.

Built in 2012

Essential Information

MLS® #	202412360
Price	\$895,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,378
Acres	2.35
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	October 4th, 2024

Community Information

Address	75 Rose Ridge
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Feltzen South
County	Lunenburg
Province	NS

Postal Code	B0J 2X0
-------------	---------

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Circular Driveway, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	Other, None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	RES
--------	-----

Listing Details

Listing Office	ViewPoint Realty Services Inc.(Lunenburg)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 23rd, 2025 at 4:32am ADT