

\$999,000 - 56 Angus Walters Drive, Martins River

MLS® #202508306

\$999,000

4 Bedroom, 3.00 Bathroom, 3,100 sqft

Residential on 0.29 Acres

B3, Martins River, NS

Unparalleled location for boating enthusiasts with a sheltered anchorage, your own mooring, a shared dock, as well as the small village atmosphere of the Narrows. The two private roads in the community are named after the first captain of the Bluenose (Angus Walters) and the designer of the Bluenose (William Roue). Perched on a premium, long, 0.29 acre lot coasting down towards the ocean allowing for an unobstructed view within The Narrows community, sits this stunning home. All the space you need with thirty one hundred feet of living area, built in 2014 with four bedrooms and three bathrooms. A sensible layout with an open kitchen, dining and living room plan and the convenience of a main level bedroom and full bathroom. The second floor has a primary bedroom with a walk-in closet, four-piece bathroom, third bedroom and oversized laundry room. The surprise is a lower-level walkout and ocean view from the spacious recreation room as well as a fourth bedroom and three-piece bathroom completing the home. Interior attention to detail is evident with oodles of features; Marvin windows, $\frac{3}{4}$ inch birch hardwood floors, cork flooring in the lower level, custom kitchen with granite countertops, quartz countertops in the bathrooms, and custom blinds. High end mechanicals are also in place; HRV, Trane heat pump full house heat and air conditioning ducted system with electric backup in the air handler, Hydra Dettson electric boiler for lower level in floor radiant heat, and the upstairs



bathroom is Dettra heat electric in floor heating. No expense was spared with the construction; lifetime warranty metal roof with mechanical standing seams, cedar prestained shingles which never need painting, a side deck for evening barbecue get togethers and an 8 X 12 storage shed. Utilities are also taken care of; two-hundred-amp service, copious water from a three thousand gallon cistern, community septic and a Sediment filter/UV light. Furnishings and contents are included so just move in.

Built in 2016

Essential Information

MLS® #	202508306
Price	\$999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,100
Acres	0.29
Year Built	2016
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	October 1st, 2025

Community Information

Address	56 Angus Walters Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Martins River
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	1
Parking	No Garage, Driveway, Gravel, Single
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Water Purifier
Heating	Heat Pump, In Floor, Radiant
Cooling	Ducted Cooling
# of Stories	3
Stories	3 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Barbecue
Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Shingle Siding
Foundation	Insulated Concrete

School Information

Elementary	Bayview Community School
Middle	Bayview Community School
High	Park View Education Centre

Additional Information

Days on Market	166
Zoning	RES
HOA Fees	167
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Duckworth Real Estate(Chester)
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