



Virt Tour URL

Add'l Virt Tour 1 URL

MLS Client View - RESIDENTIAL

MLS #	202300393	Number of Bedrooms	2
PID #	60192572	Primary On Main Floor?	Yes
Additional PID?	No	Full Baths	2
Total Lot Size SqFt	267023.00	Half Baths	1
Type	Single Family	Building Age	19
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$1,450,000	Total Fin SqFt (TLA)	1,714
Selling Price		Square Footage (MLA)	1,714
Address	1221 Kingsburg Road Kingsburg NS B0J 2X0	Building Dimensions	52' x 32' (+/- jogs)
Style	Detached	Lot Size	
New Construction Y/N	No	Garage	Yes
Construction Status		Waterfront	Yes

Directions to Property

*** NOTE: This property is in a location that is NOT subject to the ban on foreign buyers. ***
Follow scenic Hwy 332 from Lunenburg. Turn left at the Rose Bay General Store & Bistro and

Closing Date

General Property Information:

Water Frontage	245.00	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Meas		Middle/Jr School	Bluenose Academy	Porch	Main Floor	7 x 6.2
Water Frontage	Feet	High School	Park View Education Centre	Living Room	Main Floor	18.9 x 16.6 less jog
Units		Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)	Kitchen	Main Floor	w/ Dining - 16 x 12.10
Inclusions	fridge, stove, dishwasher, washer & dryer	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)	OTHER	Main Floor	office nook - 5.8 x 4.5
Exclusions	wall shelf with wine glasses in Dining area, old metal gates	Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	7 x 5 less jog (2-pc)
Condo Info		Other	South Shore Waldorf single detached	Ensuite Bath 1	Main Floor	14.6 x 13.5 less jog
Monthly Condo Fee		Garage Details		OTHER	Main Floor	16 x 4.6 + 4 x 3.6 (3-pc)
Condo Fee Includes		Parking Details		Family Room	2nd Level	walk-in closet - 6.10 x 5.2
Plus Den Y/N		Rental Income		Bath 2	2nd Level	19.3 x 13.4 plus jog
In Suite Laundry		Mobile/Mini Info		OTHER	3rd Level	9.6 x 6 + 5 x 4 (3-pc)
Pet Friendly1		Mobile/Leased Land Fees				Bedroom/Bell tower, 10.3 x 9.6
No. of Parking Spaces		Mobile/Mini Make				
		Land Status				
		Pet Friendly2				

Property Overview

This 150 year old country church represents a masterpiece of historic preservation & modern ingenuity. For nearly a century and a half the village of Hadleyville in Guysborough congregated beneath the vaulted ceilings of Holy Trinity Church. In 2002 the church was carefully dismantled, moved, and thoughtfully reconstructed as an elegant residence on 6.13 private acres at the tip of beautiful Kingsburg Beach in Lunenburg County. In its new home nearly 400km away, the historic structure continues to provide a marvellous gathering space. A visual delight inside & out, abundant with architectural detail & quality finishes, the home is perfectly positioned to enjoy beach & ocean views with tall diamond-paned gothic windows infusing the interior w/ natural light. For culinary aficionados, the Kitchen appropriately occupies the Alter, while Dining & Living areas share an open plan in the Nave under awe inspiring hand-hewn beams & towering cathedral ceilings. The main level Bedroom suite features great views, full ensuite & walk-in closet. The Choir Loft/gallery with its own full bath provides a non-traditional sleeping space for overnight guests. And, for those who want to slumber a little closer to the stars, the Bell Tower Bedroom serves as a heavenly space offering panoramic views of Kingsburg village, its sandy beach and the dramatic cliffs of Rose Head. Outside, hardy perennial gardens integrate with natural plantings and expansive decking links the main house with the charming 3-season guest Bunkie with woodstove and sleeping loft with ocean view balcony. Stroll from the deck down to your 245' of slate ledge shore frontage. Or take a walk on

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	Other	GARAGE	Detached, Single
PROPERTY SIZE	3 to 9.99 Acres	DRIVEWAY/PARKING STRUCTURES	Gravel, Parking Spaces(s)
BASEMENT	Crawl Space, Partial, Undeveloped, Walkout	FEATURES	Deck
FOUNDATION	Poured Concrete	APPLIANCES INCLUDED	Air Exchanger, Ensuite Bath, Propane Fireplace, Sump Pump, Gazebo
EXTERIOR FINISH	Wood Siding	RENTAL EQUIPMENT	Range - Gas, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
ROOF	Asphalt Shingle	WATER FRONTAGE	PRPTK
FLOORING	Hardwood, Slate, Softwood, Tile	WATER ACCESS/VIEW	Ocean
HEATING/COOLING TYPE	Hot Water, Stove, Radiator	LAND FEATURES	Access: Bay, Access: Ocean, View: Bay, View: Ocean
FUEL TYPE	Oil, Propane		Partial Landscaped, Partially Fenced, Wooded/Treed, Year Round Road
WATER SOURCE	Drilled Well, Dug, Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cvnthia Dial



Main: 902-298-0332
cindv@reddoorrealty.ca
Red Door Realty(20036)



Listing Office Red Door Realty(20036)

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202225675
List Price \$1,450,000
Status: ACT
Class: RE

Address 1221 Kingsburg Road
Community KINGSBURG
Province NS
Postal Code B0J 2X0

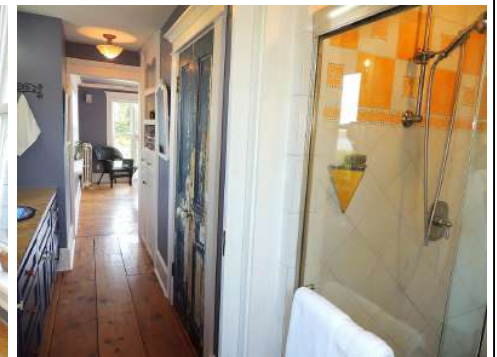
Listing Office:
Red Door Realty(20036)



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202225675

Address 1221 Kingsburg Road



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202225675

Address 1221 Kingsburg Road



MLS # 202225675

Address 1221 Kingsburg Road



