



MLS Client View - RESIDENTIAL

MLS #	202315723	Number of Bedrooms	3
PID #	60671179	Primary On Main Floor?	Yes
Additional PID?	Yes	Full Baths	3
Total Lot Size SqFt	171626.00	Half Baths	2
Type	Single Family	Building Age	4
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$2,450,000	Total Fin SqFt (TLA)	4,926
Selling Price		Square Footage (MLA)	4,926
Address	105 Driftwood Court Garden Lots NS B0J 2C0	Building Dimensions	74 x 42 + 46 x 52
Style	Detached	Lot Size	
New Construction Y/N	No	Garage	Yes
		Waterfront	Yes

Virt Tour URL

Add'l Virt Tour 1 URL

Directions to Property

Head out of Lunenburg towards Blue Rocks. About 1.5km from town limits turn left onto Silver Point Rd. Continue about 800 meters and look for the Rum Point Oceanfront

Closing Date

General Property Information:

Water	1,517.00	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Frontage		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	& Dining -- 31.10 x 19.4
Meas		High School	Park View Education Centre	Kitchen	Main Floor	19.10 x 17.2
Water	Feet	Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)	OTHER	Main Floor	Pantry -- 5.3 x 4.5
Frontage		Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)	Bath 1	Main Floor	Pantry -- 5.3 x 4.5
Units		Fr Imm High School	Bluenose Academy (Pr - Grade 9)	Foyer	Main Floor	7.7 x 5 (2-pc)
Inclusions	fridge, propane range, electric wall oven, microwave, dishwasher, wine	Other	South Shore Waldorf	Den/Office	Main Floor	11.7 x 9.8
Condo Info		Garage Details	triple, attached, heated	Primary Bedroom	Main Floor	15.10 x 14.10 less jog
Monthly Condo Fee		Parking Details	paved driveway with parking for multiple vehicles	Ensuite Bath 1	Main Floor	jog
Condo Fee Includes		Rental Income		OTHER	Main Floor	18.11 x 15.4
Plus Den Y/N		Mobile/Mini Info		Bedroom	Main Floor	16.2 x 12.3 less jog
In Suite Laundry		Mobile/Leased Land Fees		Ensuite Bath 2	Main Floor	(4-pc)
Pet Friendly1		Mobile/Mini Make		OTHER	Main Floor	Walk-in Closet --
No. of Parking Spaces		Land Status		Laundry	Main Floor	10.5 x 10.3
		Pet Friendly2		Utility	Main Floor	19.4 x 14
				Foyer	Main Floor	12.5 x 12.4 +/- jogs
				Bath 4	Main Floor	(4-pc)
				OTHER	Main Floor	Walk-in Closet -- 7.6
				Workshop	Main Floor	x 7.2

Property Overview

AS GOOD AS IT GETS! Start with one of the best oceanfront parcels to be found, minutes from one of the most sought-after communities in Atlantic Canada. Add to that a gorgeous 5000sf custom built ICF home w/ quality finishes. The result is this magnificent oceanfront estate, comprised of 2 waterfront lots in the exclusive Rum Point oceanfront community. The 2 parcels combine for nearly 4 acres forming an elongated private peninsula w/ 1500+ ft of shoreline. The home's design aligns perfectly w/ the point of land it occupies, w/ large windows & a wrap-around covered veranda capturing the water views on all 3 sides of the peninsula. The main living area w/ coffered ceiling integrates living/kitchen/dining for a gracious modern lifestyle w/ pairs of French doors opening to the veranda, lawn & gardens. The dream kitchen is as beautiful as it is functional, w/ cathedral ceiling, massive island, quartz countertops, 6 appliances & pantry. There are 2 spacious bedroom suites on the main level, each w/ a walk-in & luxurious 4-pc ensuite. A separate entry provides access to the private guest suite above the garage, featuring a large Bedroom w/ amazing views, 4-pc ensuite, & a spacious living room/den complete w/ kitchenette & private balcony. The 3-bay garage includes a workshop w/ views to enjoy while putting away at your hobbies. The grounds of the estate are equally impressive, starting w/ the approach via a curving tree-lined paved drive. Flagstone & gravel paths circle the home & wind along the shore, punctuated w/ apple trees & wonderful spots to sit & enjoy the tranquility of the setting. Swimmers & beachcombers will enjoy exploring the nearly 1/3

Energuide Info: EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained

Property Features

<table border="0" style="width: 100%;"> <tr><td>BUILDING STYLE</td><td>Contemporary</td></tr> <tr><td>PROPERTY SIZE</td><td>3 to 9.99 Acres</td></tr> <tr><td>BASEMENT</td><td>None</td></tr> <tr><td>FOUNDATION</td><td>Slab, Insulated Concrete</td></tr> <tr><td>EXTERIOR FINISH</td><td>Wood Siding</td></tr> <tr><td>ROOF</td><td>Metal</td></tr> <tr><td>FLOORING</td><td>Engineered Hardwood, Porcelain, Tile</td></tr> <tr><td>HEATING/COOLING TYPE</td><td>Fireplace, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Stove, Ductless Cooling</td></tr> <tr><td>FUEL TYPE</td><td>Electric, Propane, Wood</td></tr> <tr><td>WATER SOURCE</td><td>Dug, Well</td></tr> <tr><td>SEWAGE DISPOSAL</td><td>Septic</td></tr> <tr><td>UTILITIES</td><td>Cable, Electricity, High Speed Internet, Telephone</td></tr> </table>	BUILDING STYLE	Contemporary	PROPERTY SIZE	3 to 9.99 Acres	BASEMENT	None	FOUNDATION	Slab, Insulated Concrete	EXTERIOR FINISH	Wood Siding	ROOF	Metal	FLOORING	Engineered Hardwood, Porcelain, Tile	HEATING/COOLING TYPE	Fireplace, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Stove, Ductless Cooling	FUEL TYPE	Electric, Propane, Wood	WATER SOURCE	Dug, Well	SEWAGE DISPOSAL	Septic	UTILITIES	Cable, Electricity, High Speed Internet, Telephone	<table border="0" style="width: 100%;"> <tr><td>GARAGE DRIVEWAY /PARKING STRUCTURES FEATURES</td><td>Attached, Triple, Heated Parking Spaces(s), Paved</td></tr> <tr><td>APPLIANCES INCLUDED</td><td>Deck, Dock, Greenhouse, Shed, Tennis Court, Wharf Balcony, Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventin), Gas Stove(s), Wood Stove(s), Propane Fireplace Barbeque, Oven - Electric, Range - Gas, Range - Electric, Dishwasher, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator, Wine Fridge, Water Purifier, Water Softener, Other</td></tr> <tr><td>RENTAL EQUIPMENT WATER FRONTAGE</td><td>PRPTK Bay, Harbour, Ocean</td></tr> </table>	GARAGE DRIVEWAY /PARKING STRUCTURES FEATURES	Attached, Triple, Heated Parking Spaces(s), Paved	APPLIANCES INCLUDED	Deck, Dock, Greenhouse, Shed, Tennis Court, Wharf Balcony, Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventin), Gas Stove(s), Wood Stove(s), Propane Fireplace Barbeque, Oven - Electric, Range - Gas, Range - Electric, Dishwasher, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator, Wine Fridge, Water Purifier, Water Softener, Other	RENTAL EQUIPMENT WATER FRONTAGE	PRPTK Bay, Harbour, Ocean
BUILDING STYLE	Contemporary																														
PROPERTY SIZE	3 to 9.99 Acres																														
BASEMENT	None																														
FOUNDATION	Slab, Insulated Concrete																														
EXTERIOR FINISH	Wood Siding																														
ROOF	Metal																														
FLOORING	Engineered Hardwood, Porcelain, Tile																														
HEATING/COOLING TYPE	Fireplace, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Stove, Ductless Cooling																														
FUEL TYPE	Electric, Propane, Wood																														
WATER SOURCE	Dug, Well																														
SEWAGE DISPOSAL	Septic																														
UTILITIES	Cable, Electricity, High Speed Internet, Telephone																														
GARAGE DRIVEWAY /PARKING STRUCTURES FEATURES	Attached, Triple, Heated Parking Spaces(s), Paved																														
APPLIANCES INCLUDED	Deck, Dock, Greenhouse, Shed, Tennis Court, Wharf Balcony, Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventin), Gas Stove(s), Wood Stove(s), Propane Fireplace Barbeque, Oven - Electric, Range - Gas, Range - Electric, Dishwasher, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator, Wine Fridge, Water Purifier, Water Softener, Other																														
RENTAL EQUIPMENT WATER FRONTAGE	PRPTK Bay, Harbour, Ocean																														

COMPLIMENTS OF: Cvnthia Dial



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



Listing Office Red Door Realty(20036)

MLS # 202315723
List Price \$2,450,000
Status: ACT
Class: RE

Address 105 Driftwood Court
Community GARDENLOT
Province NS
Postal Code B0J 2C0

Listing Office:
Red Door Realty(20036)



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202315723

Address 105 Driftwood Court



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.





