

Client View - Residential



MLS #	202411696	# of Beds	4
PID #	60243961	Primary On Main Floor?	Yes
Add'l PID	Y	Full Baths	3
Listing Status	ACTIVE	Half Baths	2
Selling Price		Building	40 Year Built Unkn Yes
Address	12072 Highway 3 Spectacle Lakes NS B	Total Fin SqFt (TL)	4,750
		Square Footage (4,750
		Building Dimensio	68.2 x 49.5 plus bays, +/-
County	LUNENBURG	Lot Size	
Type	Single Family	Garage	N
Style	Detached	Garage Details	
Waterfront	Y		
Frontage	748.00 Feet		
Prop Knwn As/Bdy of W	Spectacle Lakes		
Restr/Prot Covenants	N	Parking Details	gravel driveway with parking
New Construction	N		
Construction Status		Zoning	NA
		Rental Incorr	PTL

Listing Price \$747,000

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

FROM LUNENBURG: Follow Victoria Rd (Hwy-3) out of town. Drive 4.4 km from town limits to Spectacle Lakes and turn right onto Awalt Rd. Driveway for #12072

Property Overview

Quantity, Quality, or BOTH! -- Why choose Quality over Quantity, or vice versa, when you can have BOTH! This amazingly spacious & bright home provides an abundance of living space combined w/ outstanding craftsmanship & custom finishes. Broad arched passageways add an appealing visual aspect to the home & the custom oak millwork throughout is impressive. Main level living doesn't need to be cramped, and this home offers more than 3500 sf on the main floor, with an expansive & flowing main living area, 3 large bedrooms, including a massive Primary w/ ensuite, main level laundry/half bath, & more. A large deck off the dining area extends the living & entertaining space to the outdoors, and 5 huge bay windows not only add to the living space, but provide brilliant light & lovely views. The 2nd level features a fully self-contained secondary suite, w/ full kitchen, 4-pc bath w/ laundry, and its own entry & private deck at the back of the house. The sprawling basement level offers a further 3000 sf of potential living space w/ woodstove, lots of windows, roughed-in plumbing for a kitchen & 2 full baths, & its own entry. Enjoy year-round comfort & energy efficiency w/ a ducted heat pump plus 3 mini-splits. Staying warm economically through the cooler months is also assisted by a fireplace w/ pellet insert on the main level, & the woodstove in the basement, as well as excellent passive solar gain afforded by the south-easterly aspect & huge windows on the main level. Outdoor spaces are equally generous, with immaculate lawns featuring a pretty pond & gazebo, wood storage shed & handy garden

Room Sizes

Living Room	Main Floor	19.9 x 17.10 + 14 x 6.3	Ensuite Bath 2	Main Floor	6 x 2.5 (2-pc)
Family Room	Main Floor	20 x 17 + 14 x 6.3	Bedroom	Main Floor	15.3 x 11.8
Dining Room	Main Floor	18.7 x 16.11 + 14 x 6.3	Bath 3	Main Floor	11.11 x 6.8 (4-pc)
Kitchen	Main Floor	21.3 x 15 + 14 x 6.3	Living Room	2nd Level	21.6x12.8 + 13.4x8.1 + jogs
Foyer	Main Floor	18.10 x 10	Kitchen	2nd Level	11 x 10.4
Laundry/Bath	Main Floor	11.5 x 5.8 (2-pc)	Foyer	2nd Level	10.5 x 5.5
Mud Room	Main Floor	10.10 x 3.7	Bedroom	2nd Level	13 x 13 + 7.4 x 5.5
Primary	Main Floor	17.8 x 17.7 + 14 x 6.3	Laundry/Bath	2nd Level	15.9 x 8.6 (4-pc)
Bedroom	Main Floor	13.6 x 6.4 (3-pc)	Storage	Lower Level	65.10 x 38.11 +/- jogs
Ensuite Bath 1	Main Floor	15.6 x 14.6			

Condo

Mobile/Mini

Schools

Elementary School	Bluenose Academy	Fr Imm Elementary	Bluenose Academy (Pr - Grade 9)
Middle/Jr School	Bluenose Academy	School	
High School	Park View Education Centre	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)

BUILDING STYLE	Contemporary
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Carpet, Hardwood, Laminate, Porcelain, Tile
HEATING/COOLING TYPE	Ducted Cooling, Fireplace, Heat Pump -Ducted, Heat Pump -Ductless, Stove, Ductless Cooling
FUEL TYPE	Electric, Pellet, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet,

DRIVEWAY/PARKING	Gravel
STRUCTURES	Deck, Shed
FEATURES	Ensuite Bath, HRV (Heat Rcvry Ventln), Secondary Suite, Wood Stove(s), Fireplace(s), Gazebo
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Washer /Dryer Combo, Refrigerator, Water Softener
RENTAL EQUIPMENT	None
WATER FRONTAGE	Across Road, Lake
WATER ACCESS/VIEW	Access: Lake, View: Lake
LAND FEATURES	Cleared, Landscaped, Level, Stream/Pond, Year Round Road



COMPLIMENTS OF:

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Red Door Realty(Lunenburg)



Listed [Red Door Realty\(Lunenburg\)](#)

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # [202411696](#)
List Price \$747,000
Status: ACT
Class: RE

Address 12072 Highway 3
Community SPECTACLE
Province NS
Postal Code B0J 2C0

Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.

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