

## *12072 Highway 3, Spectacle Lakes*



**MLS®** 202411696

***Quantity, Quality, or BOTH!***

***\$747,000***

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 with 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, and 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 with 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 shed. Add to all of this an additional waterfront parcel across the road w/ 750 ft of lakefrontage where you can set out in your canoe for a day of fishing. A great location just 4 mins outside of popular & amenity-rich Lunenburg, and only 10 mins to the shopping & services of Bridgewater. Now's the time to move in, spread out, and enjoy

Life without Limits on Quality, or Quantity!



## Property Highlights

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**Lot Size:** 1.62 acres

**Floor Space:** 4750 sq ft

**Bedrooms:** 4

**Bathrooms:** 3.5

**Flooring:** hardwood, porcelain tile, carpet, laminate

**Heating:** ducted heat pump, 3 mini-split heat pumps, woodstove, pellet stove

**Water:** drilled well

**Sewer:** septic

**Features:** ensuite baths, self-contained secondary suite, ducted and non-ducted air-conditioning, large decks, pond, waterfront parcel with 748 +/- feet of lake frontage

**Outbuildings:** wood shed (10 x 8), garden shed (18 x 12)

## Rooms

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Living Room: 19.9 x 17.10 + 14 x 6.3 (Main)

Den: 20 x 17 + 14 x 6.3 (Main)

Dining Room: 18.7 x 16.11 + 14 x 6.3 (Main)

Kitchen: 21.3 x 15 + 14 x 6.3 (Main)

Foyer/Hall: 18.10 x 10 (Main)

Laundry & Half Bath : 11.5 x 5.8 (Main)

Master Bedroom: 17.8 x 17.7 + 14 x 6.3 (Main)

Ensuite (3-pc): 13.6 x 6.4 (Main)

Bedroom: 15.6 x 14.6 (Main)

Ensuite (2-pc): 6 x 2.5 (Main)

Bedroom: 15.3 x 11.8 (Main)

Main Bath (4-pc): 11.11 x 6.8 (Main)

Living / Dining: 21.6 x 12.8 + 13.4 x 8.1 plus jogs (2nd)

Kitchen: 11 x 10.4 (2nd)

Bedroom: 13 x 13 + 7.4 x 5.5 (2nd)

## Listing Agents

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[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



Bath (4-pc) / Laundry: 15.9 x 8.6 (2nd)  
Basement: 65.10 x 38.11 +/- jogs (Lower)

### **Directions**

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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 is the first on your left. Look for the Red Door Realty sign!