

608 Kingsburg Road, Lower Rose Bay



MLS® 202606489

COASTAL COMFORT!

\$597,000

Set well off the road on a private 5-acre parcel is this cheerful 2 level coastal home. The split-level design affords large windows on both floors, and pretty views from almost every window. The nicely proportioned lot is mostly wooded with tidy lawns punctuated with mature evergreens. For the gardener there's a handy greenhouse/potting shed, & a fenced garden to keep the deer out of the veggie patch. This is also a great property for kids with paths thru the woods, a little bridge over a babbling brook, & ancient apple trees to climb. The 3 bed/2 bath home features an open concept main living area w/ French door walkout to a quiet back deck. Two main level bedrooms include the Primary w/ 4-pc ensuite & ocean views, and a 2nd Bedroom that also enjoys its own bathroom that opens to the main hall as well. The lower level provides versatile additional living space including a 3rd Bedroom, home office, laundry room, a large utility room that doubles as the 'man cave', and a large workshop/storage room w/ walkout to the side yard. The property has the benefit of deeded ocean access w/ a path leading to the water's edge where you can launch your kayak for an afternoon of paddling, or simply relax by the shore and take in the beauty of Rose Bay. Your coastal living experience also comes with comfort & efficiency...the well-maintained home features a heat pump on each level, propane fireplace, generator panel, and worry-free metal roof. An idyllic location, just down the road from the popular Rose Bay General Store & Bistro. Less than 3km/4 mins to spectacular Hirtle Beach & coastal hiking to Gaff Point. 15 mins to the array of amenities & cultural offerings of historic Lunenburg, and a little more than 1-hr to HRM. You're going to love the coastal life! Come 'Sea' what we mean!

see full details for this and other fine properties at:

www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: approx. 40-50 years
Lot Size: 5 acres
Floor Space: 1,813 sq ft
Bedrooms: 3
Bathrooms: 2
Heating: oil-fired hot water baseboards, 2 mini-split heat pumps, propane stove
Water: drilled well
Sewer: septic
Parking: paved driveway with parking for multiple vehicles
Garage: portable car shelter (12 x 24)
Services: electricity, phone, cable, high-speed internet
Features: deeded ocean access w/ beachside sitting area, ensuite bath, deck, ductless air-conditioning, generator panel
Fireplace/s: propane stove
Outbuildings: green house/potting shed (12.6 x 8.6)

Rooms

Living Room: 15.3 x 13.7 (Main)
Dining Room: 11 x 9.6 (Main)
Kitchen: 12.1 x 10.10 (Main)
Master Bedroom: 13.7 x 12.7 less jog (Main)
Ensuite Bath (4-pc): 10.3 x 7.10 (Main)
Bedroom: 13.8 x 10.5 (Main)
Bath (3-pc): 10.6 x 7.5 less jogs (Main)
Lower Hall: 7.7 x 6.7 (Lower)
Bedroom: 11 x 9.1 (Lower)
Office: 11.9 x 8.10 less jog (Lower)
Laundry: 9.5 x 5.10 (Lower)
Den / Utility-Storage: 13.6 x 12.10 plus jog (Lower)
Workshop-Storage: 22.10 x 15.4 less jog

(Lower)

Directions

Highway 332 to Rose Bay, then turn onto Kingsburg Road and head toward Hirtle Beach. Continue 3km and watch for driveway for #608 on your right. Look for the Red Door Realty sign!