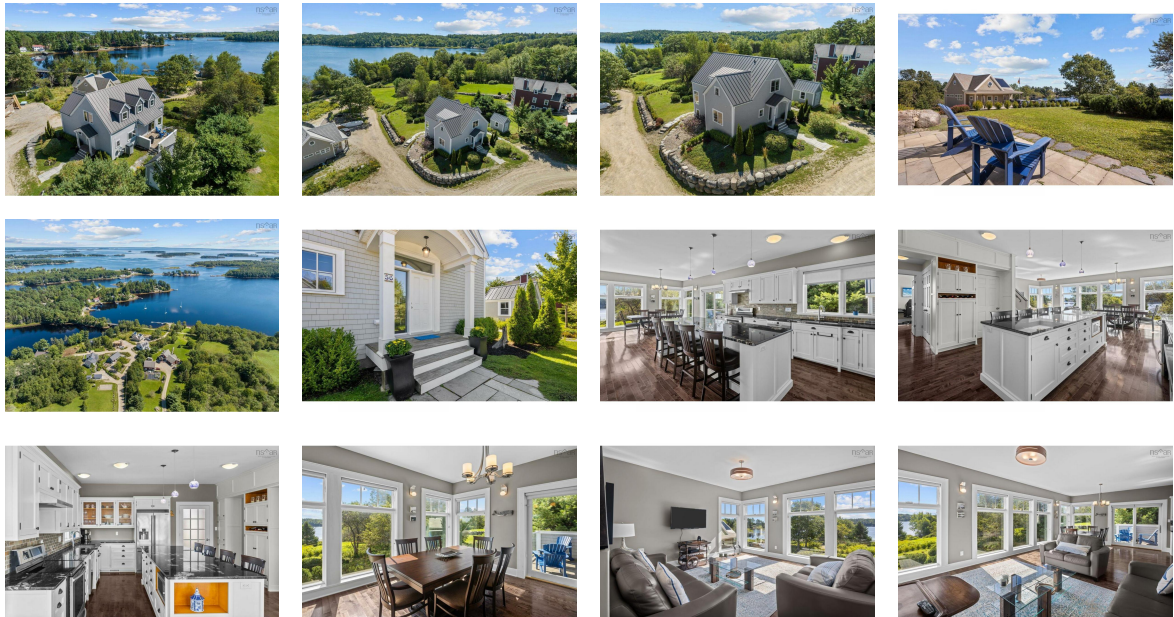


HOME FOR SALE



56 Angus Walters

Martins River, Nova Scotia

Canada

Asking Price

\$1,250,000

Bedrooms **4**

Year Built

Bathrooms **3**

Date Listed

09/06/2024

Size **3,100 Sq
Ft**

Listing ID

GL-1725601723

Listed by: **The Real Estate Book**

For more information, visit:

<https://www.globallistings.com/11183485>

Overview

Perched on a premium, long, 0.29 acre lot coasting down towards the ocean allowing for an unobstructed view within The Narrows community, sits this stunning home. All the space you need with 3,100 feet of living area, built in 2014 with four bedrooms and three bathrooms. A sensible layout with an open kitchen, dining and living room plan and the convenience of a main level bedroom and full bathroom. The second floor has a primary bedroom with a walk-in closet, four-piece bathroom, third bedroom and oversized laundry room. The surprise is a lower-level walkout and ocean view from the spacious recreation room as well as a fourth bedroom and three-piece bathroom completing the home. Interior attention to detail is evident with oodles of features; Marvin windows, inch birch hardwood floors, cork flooring in the lower level, custom kitchen with granite countertops, quartz countertops in the bathrooms, and custom blinds. High end mechanicals are also in place; HRV, Trane heat pump full house heat and air conditioning ducted system with electric backup in the air handler, Hydra Dettson electric boiler for lower level in floor radiant heat, and the upstairs bathroom is Dettra heat electric in floor heating. No expense was spared with the construction; lifetime warranty metal roof with mechanical standing seams, cedar prestained shingles which never need painting, a side deck for evening barbecue get togethers and an 8 X 12 storage shed. Utilities are also taken

care of; two-hundred-amp service, copious water from a three thousand gallon cistern, community septic and a Sediment filter/UV light. Furnishings and contents are also included. Every homeowner has the use of the boathouse, wharf with slipway and your own locker. Saunter down to your 167 feet of direct ocean frontage and take advantage of a parking spot for your boat. The Rails To Trails path also cuts right past the waterfront portion. Complete details of the home are available on the feature sheet.

Contact

Email

Phone

piers@tfts.ca

902-980-0522