



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

\$895,000

## 48 Ocean View Drive coastal living at its finest

This well-designed and constructed custom home has all of the privacy and seclusion anyone would want but also provides easy access to the beauty which is Nova Scotia. Located on the Lighthouse Trail of the South Shore in the lobster-fishing village of Port Mouton, the activities and sight-seeing opportunities are limitless: Beachcombing, sailing, kayaking, gardening, hiking, fishing, and golfing are ready to enjoy. Kejimikujik National Parks, the wineries of the Annapolis Valley, White Point Beach and Golf Resort with a Donald Ross designed golf course, and the beautiful U.N.E.S.C.O. World Heritage town of Lunenburg are short drives away. Nova Scotia's capital city of Halifax is 90 minutes away. This home sits at the end of a pristine wooded peninsula with sunrise and island views across the bay from the covered verandah, which spans the width of the home along the ocean.

This one-level home on 2.3 acres with 333 feet of oceanfront features two floor-to-ceiling cultured rock fireplaces, fabulous built-in cabinetry and hand-painted ceramic tiles. The living room with 28-foot ceilings is flanked by a master suite, a gourmet kitchen, and an expansive dining room. The master suite includes a large bathroom with a roman shower, and access to the exercise and laundry rooms. The guest wing includes two en-suite bedrooms with ocean views and private access to the verandah and a studio/bonus room with ocean views--perfect for the artist or musician. The three-car oversize attached garage provides ample storage.

This one-of-a-kind hidden jewel combines pristine oceanfront beauty and seclusion, a beautiful custom home and easy access to the scenic wonders of Nova Scotia. It will be hard to find so much value at this price.

Price:	\$895,000
Address:	43:55:32N 64:50:06W 48 Ocean View Dr, Port Mouton
MLS®/PID:	
Land Size:	2.36 acres
Oceanfrontage:	333 feet
Building Size:	87' x 52'
Living Area:	±3480 sq ft
Age:	15 years
Exterior:	Wood clapboard
Foundation:	Concrete, crawlspace
Driveway:	Gravel
Garage:	Attached, triple, 35'x27'8"
Water:	Drilled well
Sewer:	Septic system
Heat:	Heat pump & forced air, oil
Hot Water:	Electric
Electrical Service:	200 amp
Fireplace:	Yes, two
Tax Assessment (2015):	\$811,600

<b>Room Sizes:</b>	
Foyer	8'9" x 5'5"
Living Room	26'4" x 21'10"
Dining Room	12'6" x 17'4"
Kitchen	19'10" x 15' + 4' x 7'
Den/Office	15'10" x 12'1"
Exercise Room	14' x 15'
Master Bedroom	26' x 14'3"
Ensuite Bath (4 pc)	11'6" x 10'8"
Walk in Closets	12' x 5'; 5' x 5'
Guest Bedroom	13' x 11'6" + 8'7" x 4'
Ensuite Bath (4 pc)	8'2" x 5'7"
Guest Bedroom	13' x 11'6" + 8'7" x 4'
Ensuite Bath (4 pc)	8'2" x 5'7"
Laundry	12'5" x 8'9"
Bath (2 pc)	5'10" x 4'11"
Studio	20' x 8'8"

**Directions:** Hwy 103 to Bells Pt Rd (west of exit 20), continue 1 km, left on Ocean View.



**Other:** Verandah is 38'x16'6"+42'x6'. Included are stove, fridge, dishwasher, microwave (all stainless steel), washer & dryer, window coverings and security system. Granite countertops; oak, travertine, tile & cork floors; central air conditioning, covered main entry, driveway lighting, stone pillars at the entrance. High speed internet available. Private road. Great neighbours.



### Contact Information

For Sale By Owner, Paul Addison

Tel: 1.941.224.150

Email: pauladdison2@gmail.com