



383 KINGSBURG ROAD

Lower Rose Bay, Nova Scotia



HOUSE FEATURES & HIGHLIGHTS:

- 3 Bedrooms / 2.5 Bath
- Master Bedroom with Ensuite
- Paved Driveway
- 115' Direct Oceanfrontage
- Panoramic Ocean View
- Minutes from Hirtle's Beach

Improvements & Renovations since 2015

Systems & Energy Efficiency:

| |
|--|
| All new electrical: including new 200-Amp service panel with generator hookup, extensive lighting, and wired-in fire/heat/smoke detectors throughout the home. |
| Upgraded 2 nd level heating with Stiebel Eltron [®] euro-style wall-mount convection heaters. |
| All new plumbing and fixtures. |
| New water treatment system installed. |
| Central vac installed. |
| House fully insulated: fibreglass batt & blown-in cellulose in exterior walls; R60 fibreglass & cellulose in attic; and spray foam along rim joists in basement. |
| All remaining original windows & exterior doors replaced (main entrance and previously upgraded windows excepted). |
| Chimney rebuilt from roofline up and new stainless steel liner installed for furnace. |
| New Roof: completely resheathed with plywood, full ice & water shield underlayment, hand-nailed and individually tared premium quality shingles. |

Interior & Finishes:

| |
|--|
| New designer custom kitchen with high end appliances, quartz countertops, pot-filler, etc. |
| 3 New Bathrooms, including main floor powder room and ensuite for Master. |
| New double-sided wood burning fireplace installed. |
| All original softwood floors refinished. |
| Complete interior painting. |

Outside & Landscaping:

| |
|--|
| 3 New Decks built: large covered east-side deck, back deck off kitchen, and west-side deck. |
| Original front/side veranda restored. |
| Extensive landscaping and garden beds installed. |
| Granite boulder sea wall built to better define and help protect the property's shorefrontage. |
| Existing shed obstructed view from house so relocated, then reclad with new board & batten siding. |

** Feature Sheet information has been provided by the Seller. The brokerage assumes no responsibility for its accuracy. Interested parties are encouraged to seek independent verification of facts presented herein.*



See complete property details at:
www.OceanHomesNovaScotia.com

Cindy Dial: 902.298.0332
 Adam Dial: 902.298.0336
info@oceanhomesnovascotia.com