



COWAN-SMITH TEAM Presents:

# Strum Island



6 Bed, 6.5 Baths | \$21,000 000

A 'one of a kind', majestic, escape surrounded by nature's unspoiled beauty. Conveniently located in the heart of Mahone Bay along the beautiful South Shore of Nova Scotia, Strum Island is a unique getaway with panoramic views and custom-built accommodations. The uniqueness of its architecture, the numerable features and amenities, coastline location, and the privacy, security and peace it affords make Strum Island an unparalleled retreat, surrounded by the beauty and grandeur of the Atlantic Ocean.



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GLOBAL  
LUXURY

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On Nova Scotia's South Shore, a one-hour drive from the Halifax International Airport, is Mahone Bay – for many visitors the “New Martha’s Vineyard.” The area is known for its shipbuilding; the hospitality of its residents and a picturesque, historic village of the same name. Mahone Bay’s Main Street features upscale restaurants and shops, outdoor plazas, a marina, and three signature church spires: St. James’ Anglican, St. John’s Evangelical Lutheran, and Trinity United. Situated around the enchanting towns of Lunenburg and Mahone Bay, Strum Island’s landscape has been carefully restored by the owner with native vegetation, some 50,000 plants, including a superb self sustainable vegetable garden that includes strawberries, blackberries, raspberries and grapes along with mint plants, herbs and spices, peas, beans, potatoes and tomato plants. Meticulous care has been taken in order to preserve its natural setting, the owner has installed an entirely new sea wall as well as planting seagrass to prevent erosion.

In the center of the bay is Strum Island, your opportunity to acquire 10 acres in this charming area along with a 9,500 square foot ‘arts and crafts’ home for better taking in the local beauty. Built in two phases in the last four-plus years, the six bedroom, six and a half bathroom home tapers in on all sides, inspired by area lighthouses of a bygone era.





Made almost entirely of granite, the residence integrates western red cedar, slate roofing, copper flashing, a stone roof and impact glass to efficiently mitigate the elements and require a minimal amount of maintenance, the home was built to strict Dade County, Fla., codes. When you're away, a state-of-the-art security system monitors the home, which can be controlled remotely from any part of the world via computer, IPad or smartphone.

On the mainland, a 100 foot concrete wharf with the potential for expansion and a 1.67 acre parcel make a prime space for constructing a new additional dwelling. Services for this expansion are either in place already or have been pre-approved. The island has been meticulously built with self sustainability in mind. Offering its own power source, heat, food and water as well as transportation via boat. Along the island you will find picturesque gardens, greenhouses and a walking trail with thousands of indigenous trees and native plants.

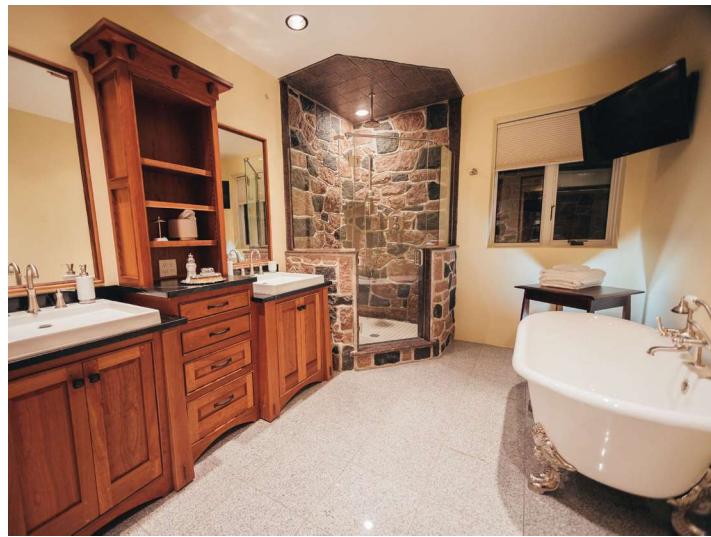
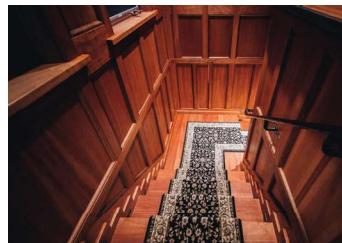




Strum Island home comprises two stories of living space and an expansive third floor master suite, complete with master lounge, and a fourth floor observation tower with spectacular 360 degree views. Above this is yet another option for incredible views in the form of a traditional widow's walk, a railed rooftop platform that was named after the wives of sailors who used them to search for signs of the seafaring spouses.

The commitment to design intricacy and superior finishes is evident and continues throughout, complementing the homes robust construction. affording even more space for alfresco dining. The open interior includes a spectacular great room with 'one of a kind', walnut carved bar, media room, exercise area, spa and richly finished, magnificent cherry wood kitchen and breathtaking dining room that will satisfy the entertainment needs of both smaller,more intimate gatherings as well as large social events; there is an outside deck off the kitchen affording even more space for alfresco dining







## The Rose Hut

Past the helipad, facing the water you will find the island's rose hut built with a gorgeous eastern white cedar exterior. The rose hut comes fully equipped with a wood stove, mini refrigerator, living room set with television and a blue canvas awning. Behind the rose hut is a spacious 18x18 lower deck that offers a fabulous view of the water.





## The Lobster Temple

The ultimate in outdoor entertainment area, the “Lobster Temple,” features a built-in granite table and expansive/grandeur wood-burningfireplace complete with lobster pot arm. In addition, 4,500 square feet of covered and uncovered decks and patios add to the comforts ofoutdoor gatherings. A short walk away from the main house is Rose Hut, the island’s, island getaway, made from eastern White Cedar it features a lower sun deck where the ocean views stretch as far as the eye can see, the perfect spot to sit back, relax and watch the tides ebb and flow





## The Boat House

As you arrive on the island's 105 foot wharf of pressure-treated wood and concrete to find a luxurious **boathouse with second story quarters** for a caretaker or cook, along with space for a variety of watercraft. The boathouse has its own security system, electric washer, propane dryer, single oven and a commercial True freezer. The second floor living area has natural pine finishes on the walls and ceiling, pre-finished bamboo flooring, burn oak wood stair treads and bannister.



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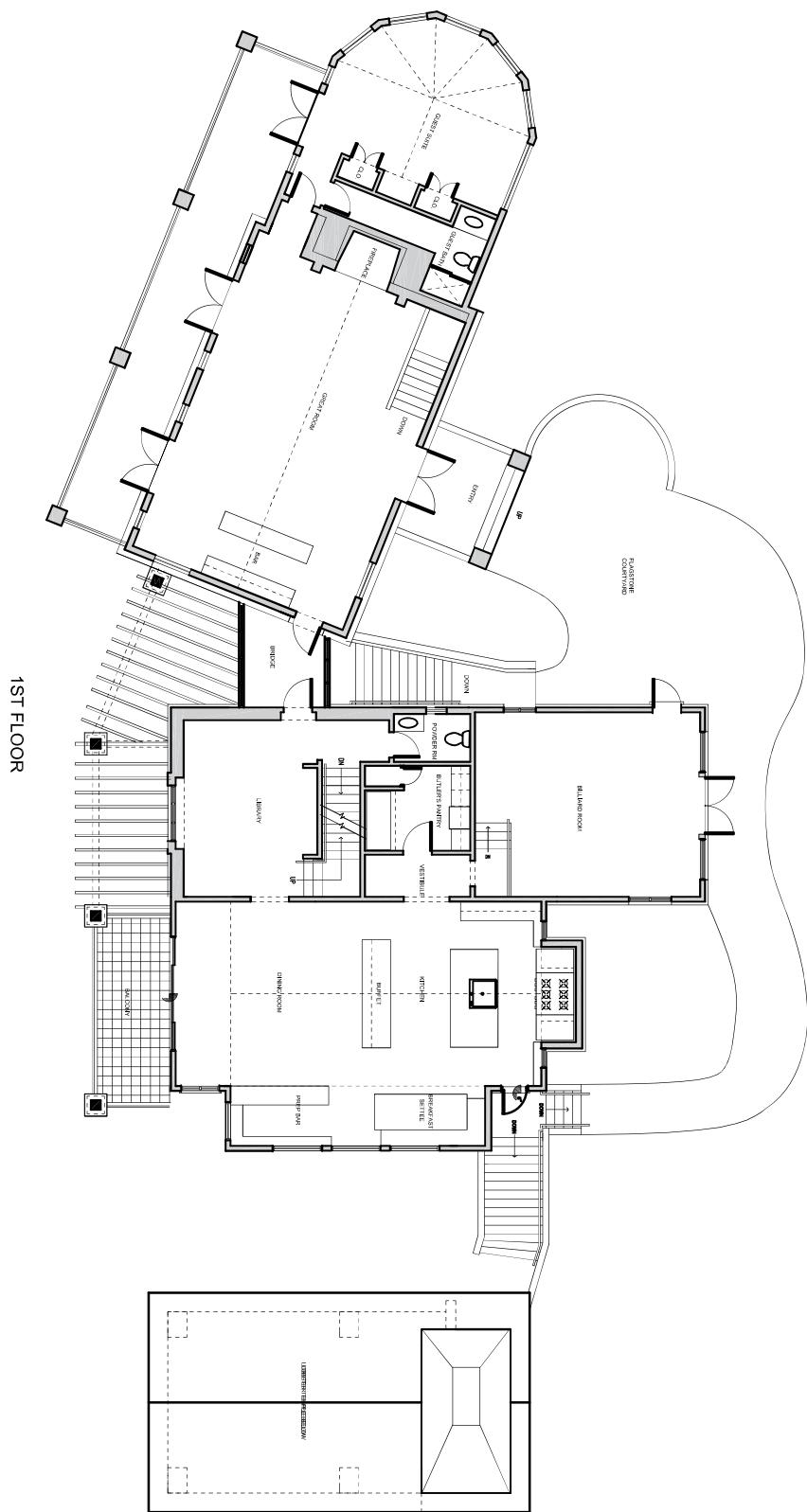
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## ISLAND OVERVIEW

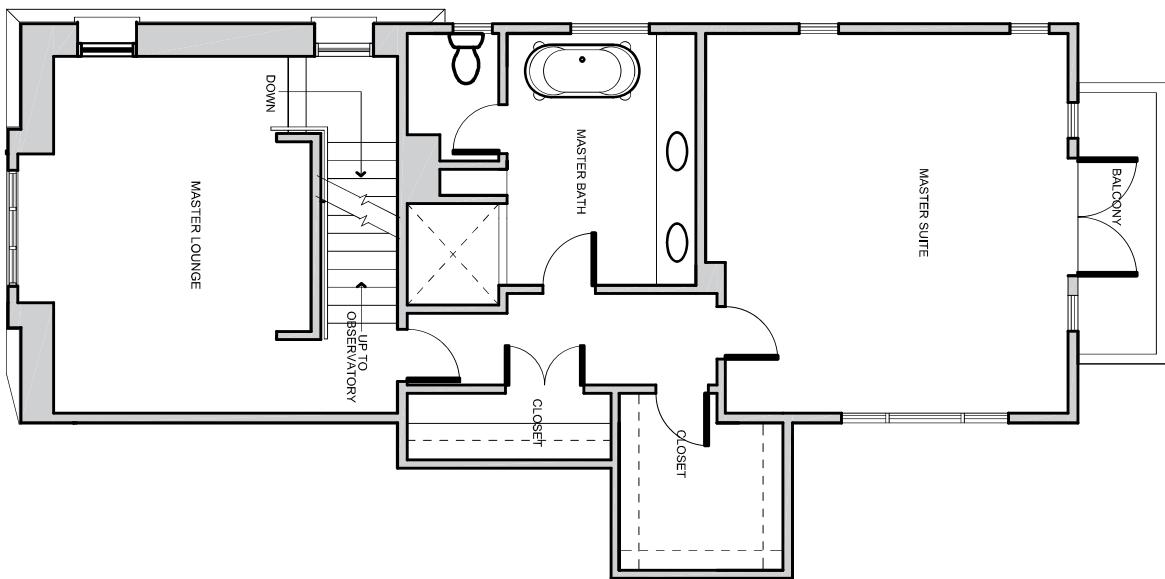


FIRST FLOOR

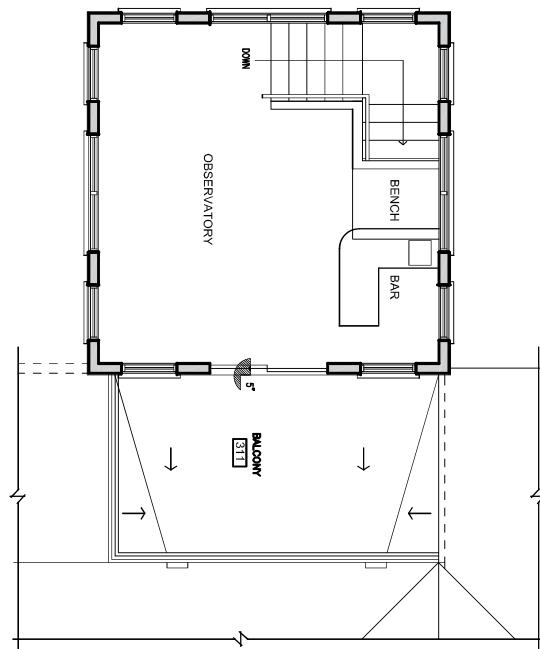


SECOND & THIRD FLOOR (OBSERVATORY)

2ND LEVEL FLOOR PLAN



3RD FLOOR OBSERVATORY



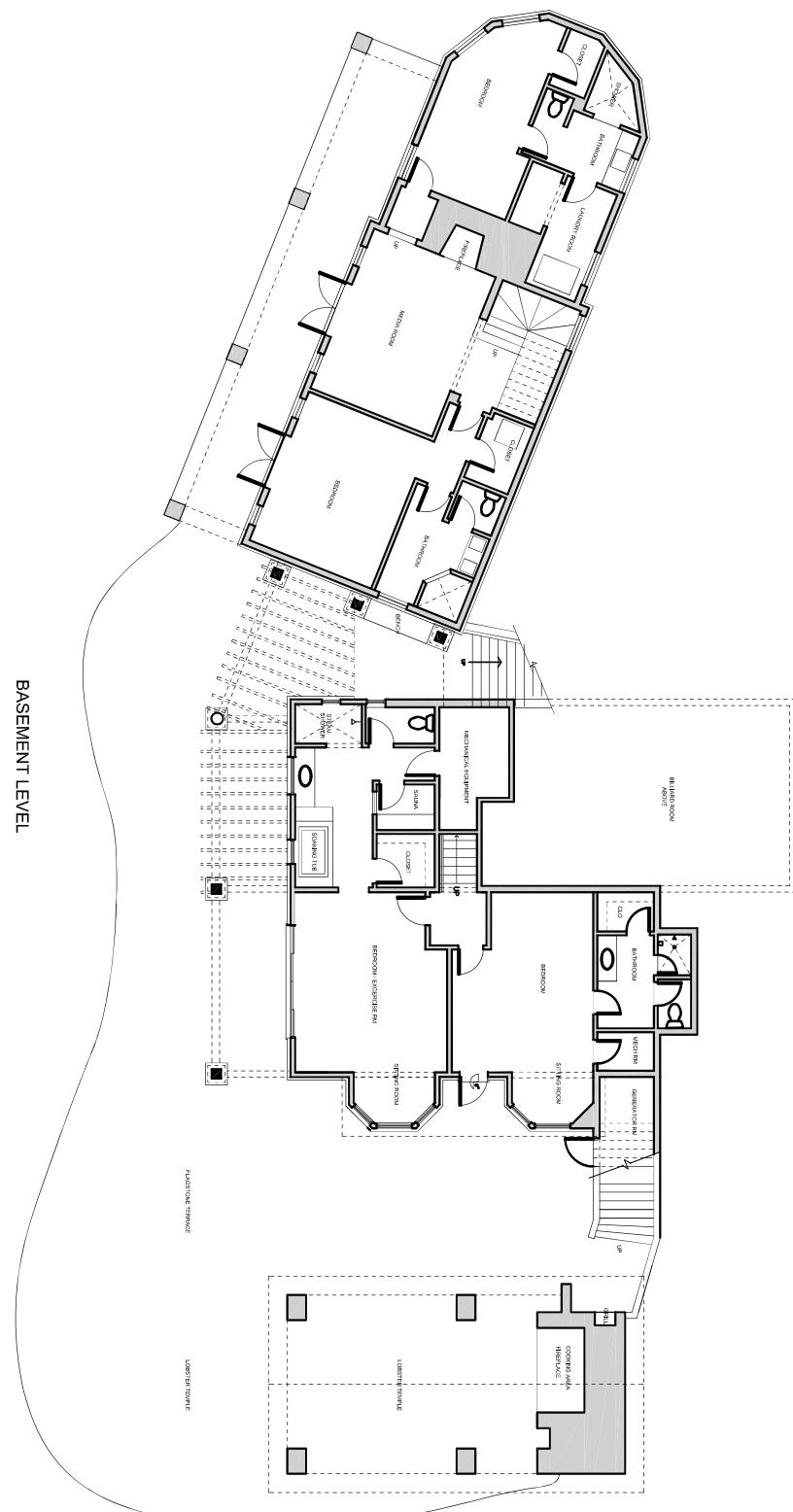


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## LOWER LEVEL



# Property Fact Sheet

**Style:** Detached, 2 Storey

**Exterior:** Stone/Granite/Copper

**Lot Size:** 10 Acres

**Living Area:** 9,500 sqft

**Heating:** In-Floor/Forced Air Electric, Propane

**Island Wharf:** 105 feet ± Long

Boathouse with Garage

**Services:** NS Power, Telephone, Cable TV, Internet

**Water:** Well

**Sewer:** Septic

**Flooring:** Hardwood, Limestone, Granite, Slate

**Basement:** Fully Developed

**Municipal Assessment:** 2,906,200

**Estimated Municipal Taxes:** \$2,718 (2014) + Area Rate

**Approximate Electric Costs:** \$TBC

More Details on Inclusions, Materials and Rooms available on Request



## MAHONE BAY

On Nova Scotia's South Shore, a one-hour drive from the Halifax International Airport, is Mahone Bay – for many visitors the “New Martha’s Vineyard.” The area is known for its shipbuilding; the hospitality of its residents, and a historic village of the same name that looks like it’s straight out of a storybook. Mahone Bay’s Main Street features upscale restaurants and shops, art galleries, outdoor plazas, a marina, and the three signature church spires of St. James’ Anglican, St. John’s Evangelical Lutheran, and Trinity United. There’s lots to do and lots going on in this little town of just over 900 inhabitants. The Pirate Festival and Regatta is held at the end of July/start of August each year and brings many visitors to the town, as does the Scarecrow Festival in the Fall. This quaint fishing community is a postcard perfect maritime town.

