



WHALESBACK | 137 GANNET LANE, DUNCAN'S COVE

4 Beds, 6 Baths

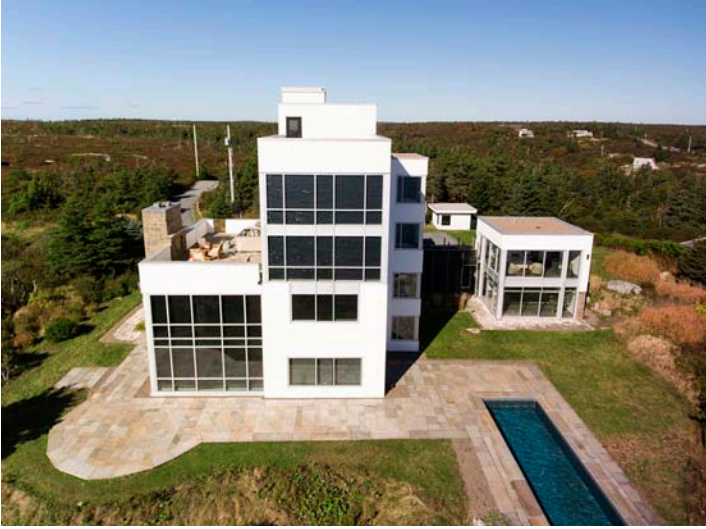
Situated on top of a granite bluff overlooking the Atlantic, this 'one of a kind' contemporary residence is located on a private 2.7 acre estate that includes 550 ft of rugged oceanfront bordering 1800 acres of pristine Crown Land. This modern 6,790 sq ft masterpiece of concrete, steel, stone and glass offers breathtaking 360 degree views and was once a WWII observation tower strategically positioned to guard the coast and Halifax Harbour. Renowned designer Erla Laurie came upon the abandoned military installation and was inspired to make it her home.



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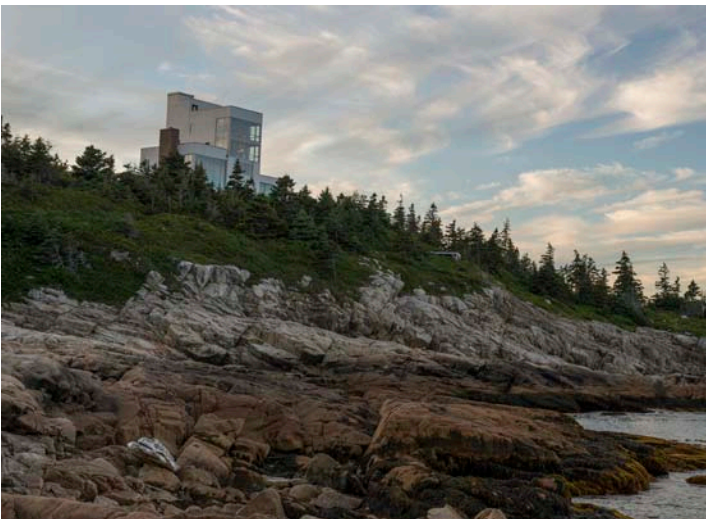
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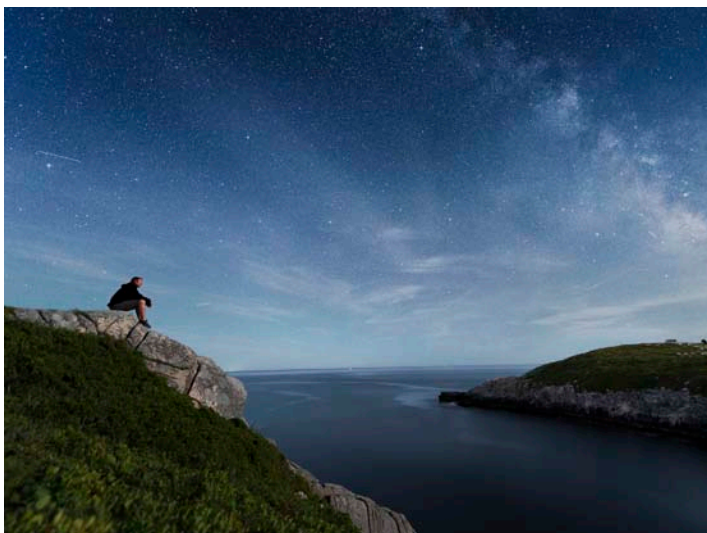
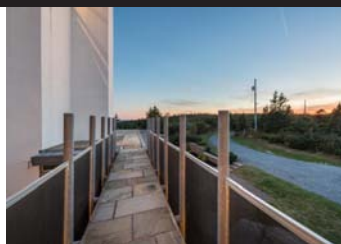
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THE GROUNDS

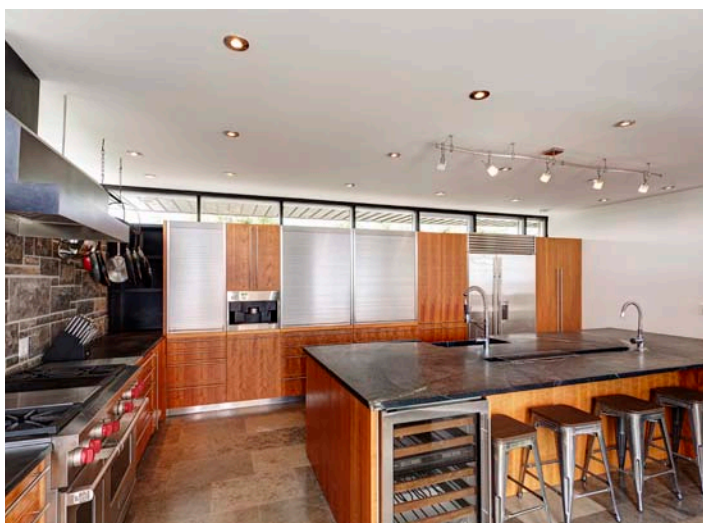
Just a short 20 minute drive outside of Halifax this spectacular and unique home is surrounded by the most astonishingly beautiful scenery where the coastal barrens give way to rugged granite cliffs, pounded by the Atlantic surf. Known to the many hikers that use the coastal trails around the area, this home is much admired and truly iconic. The exterior is bold, with clean lines, crafted around the 18" concrete walls of the original tower, the architectural design, a blend of steel, glass and concrete balances perfectly the rugged beauty of its surroundings. A protected two level walkway spans the main house and the guest house. The grounds are home to several outdoor entertaining spaces, the focal point of which is the beautifully paved, main terrace with the enchanting 'ocean view' infinity swimming pool which cascades over the edge into a second recirculating pool below. Looking beyond the pool a little further down the bluff, a natural trail leads to the meditation/yoga deck, what better way to clear the mind than here with the hypnotic sound the lapping ocean waves below. For outdoor cuisine, there's a cozy, cook-out deck complete with wood burning oven and a little further away is the secluded gazebo. Off the driveway, behind the guest house is a separate maintenance/storage room, designed to blend with the architecture of the home.





THE MAIN LEVEL

As you step inside, you are greeted by a bright and spacious foyer, with an abundance of closet space that leads seamlessly down to voluminous open layout made for entertaining. Attention to detail and aesthetic design is evident inside. Beautiful Portuguese limestone flooring throughout the home creates a harmonious balance between this impressive man-made structure and the natural beauty beyond its walls. In-floor radiant heat and a built-in interior audio system ensure a warm welcome and fabulous ambience wherever you are in the home. Every detail has been thought of in the beautiful chef's kitchen, the warm cherry wood, custom cabinetry and soapstone countertops blend beautifully with the limestone walls and professional grade stainless steel appliances. The oversized island makes a wonderfully relaxed area for casual meals with family and friends. Opposite the kitchen you will find the wine cellar, a cozy nook in which to store your favourite vintage for those special occasions.

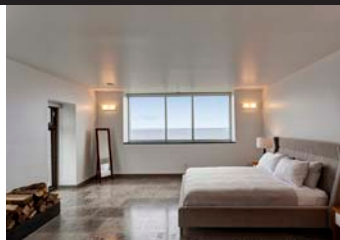
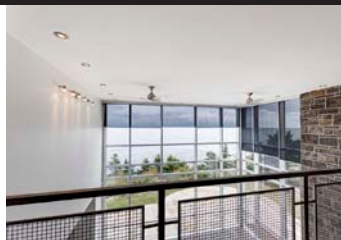




THE MAIN LEVEL CONTINUED

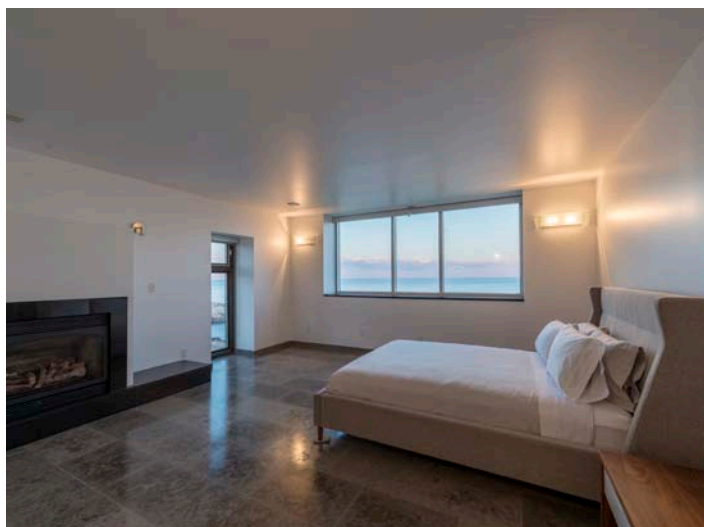
The kitchen leads the way to the dramatic 2-story great room, with its 20' high walls of glass and soaring ceiling. The open fireplace embraced by limestone coupled with the simply awe-inspiring view make this room unquestionably the centerpiece of the main level. Remote controlled blinds provide light and shade at the touch of a button and a ceiling fan assists with air circulation for those unusually hot days! The great room segues to the elegant formal dining room graced with a beautiful 'feature' marble wall and chic, contemporary lighting. The dining room provides access to the pool terrace, the natural flow of the this floor plan ensures indoor and outdoor entertaining is all encompassing; just imagine yourself here on those balmy, Nova Scotian summer evenings, watching the sunset, enjoying 'after dinner drinks' with friends pool side, with nothing but the quiet hum of conversation and a cooling sea breeze in the air. From the dining room a small passage leads to the stairs and the commercial elevator which links to all levels and the rooftop terrace. This area is also where you will find the cedar sauna room, this multi-functional area is comprised of a built-in, stainless steel vanity with 3 sinks, additional closet space, concealed laundry area with an convenient hand washing sink and optional water feature. Double doors at the end of this area open to a large, modern 3 piece bathroom with beautiful oversized shower.

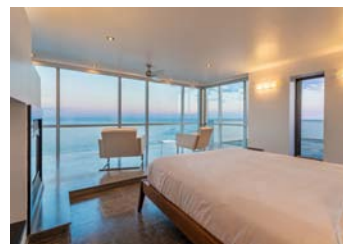
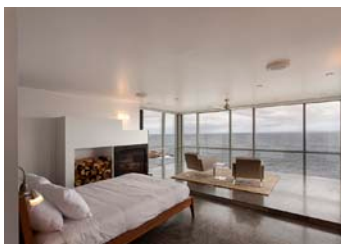




THE SECOND LEVEL

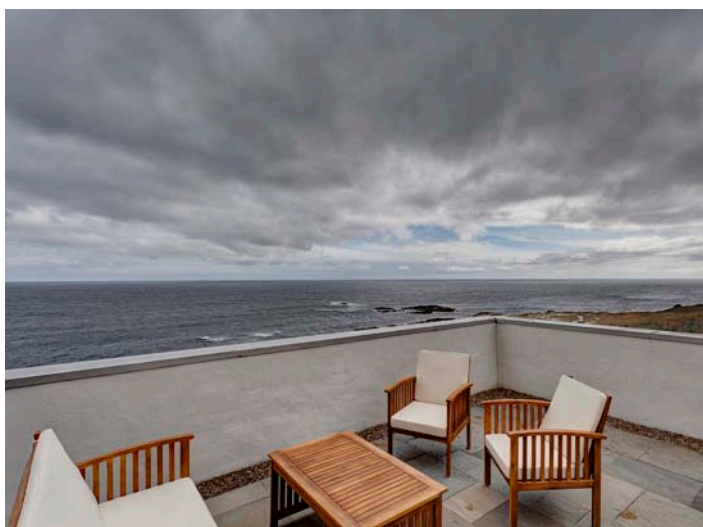
Ascending the stairs to the second level you will find some of the more intricate details that make this homes' design so carefully considered. A recessed bookcase can be found midway up as the stairs turn, (this feature is reprised as you ascend to the third level), LED foot lighting on all the stairs and in the hallway ensure safe passage in the small hours without you having to awaken others. On the second level is the first of 2 guest suites; upon entering the suite to the left, a passage of built-in closets offers plenty of storage space and built-in vanity unit, double swing doors at the end of the closet space open up to the beautiful spa-like 5 piece ensuite. A huge diagonally placed soaker tub looks out over the stunning scenery beyond. In the bedroom itself, there's a propane fireplace to keep the chill off during those more chilly winter evenings. Just along from the guest suite is the magnificent office/library area. Master of all it surveys, this area overlooks the great room below and is furnished with floor to ceiling shelving and drawer space. At the back is a little nook with additional storage, sink and under counter wine fridge. Completing this area is a 2 piece bathroom and outdoor access to a terrace and upper walkway to the guest house.



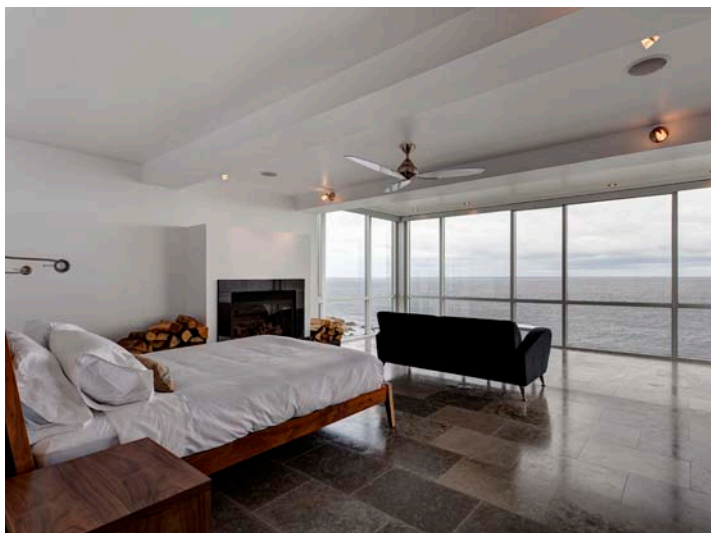


THE THIRD LEVEL - MASTER SUITE

The magnificent master suite is located on the third level and occupies the whole floor. This luxurious suite boasts one of the best views in the home. Sleek materials enhance the clean, contemporary lines of the 5 piece spa-like ensuite. This fresh, modern space is the ultimate in relaxation, the centerpiece of which is the sunken, circular, Japanese inspired whirlpool soaker tub made for two. This deep tub allows for total immersion and quiet contemplation while showcasing stunning corner views of the ocean. The sumptuous bedroom area has its own wet bar, sitting area, and cozy propane fireplace. A side door opens to a private roof terrace equipped with 7 person hot tub and wood burning fireplace. This master suite is without doubt a place to indulge the senses.

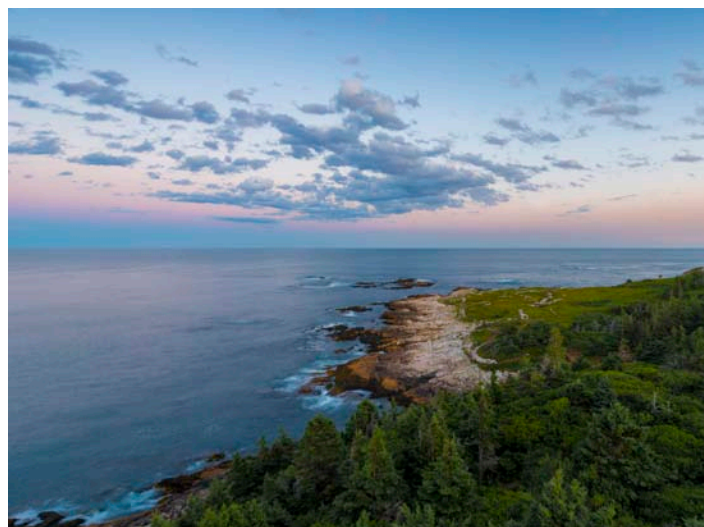
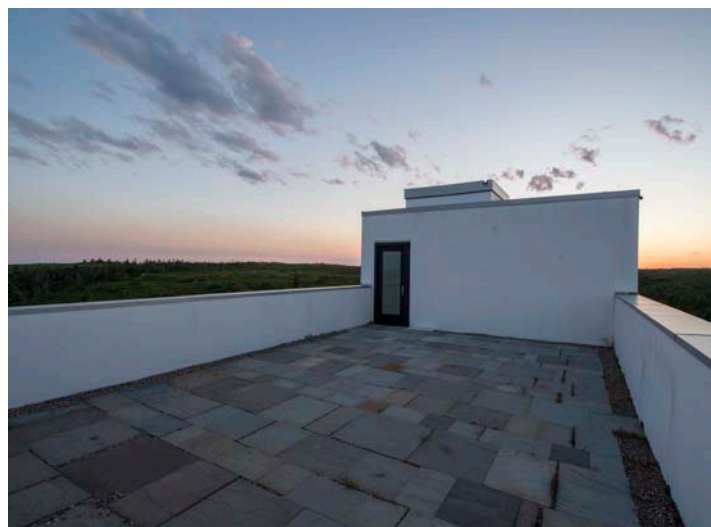


HISTORY IS THE DIFFERENCE



THE FOURTH LEVEL AND ROOF TERRACE

Your guests won't be left wanting on the 4 fourth level in second of the guest suites. In fact they might not want to leave at all! The style and layout of all the bedrooms in the main house is reprised with subtle differences and like the master suite, this guest suite has a sitting area, propane fireplace and superb spa-like ensuite, fresh and modern, it too boasts a fabulous two person, Japanese inspired whirlpool soaker tub. From the fourth floor to the fifth and the fabulous roof terrace. Yet another wonderful outside space for entertaining and star gazing. High above the bluff this terrace affords the most stunning views of the artisan houses that are dotted along the entrance to picturesque Duncan's Cove.



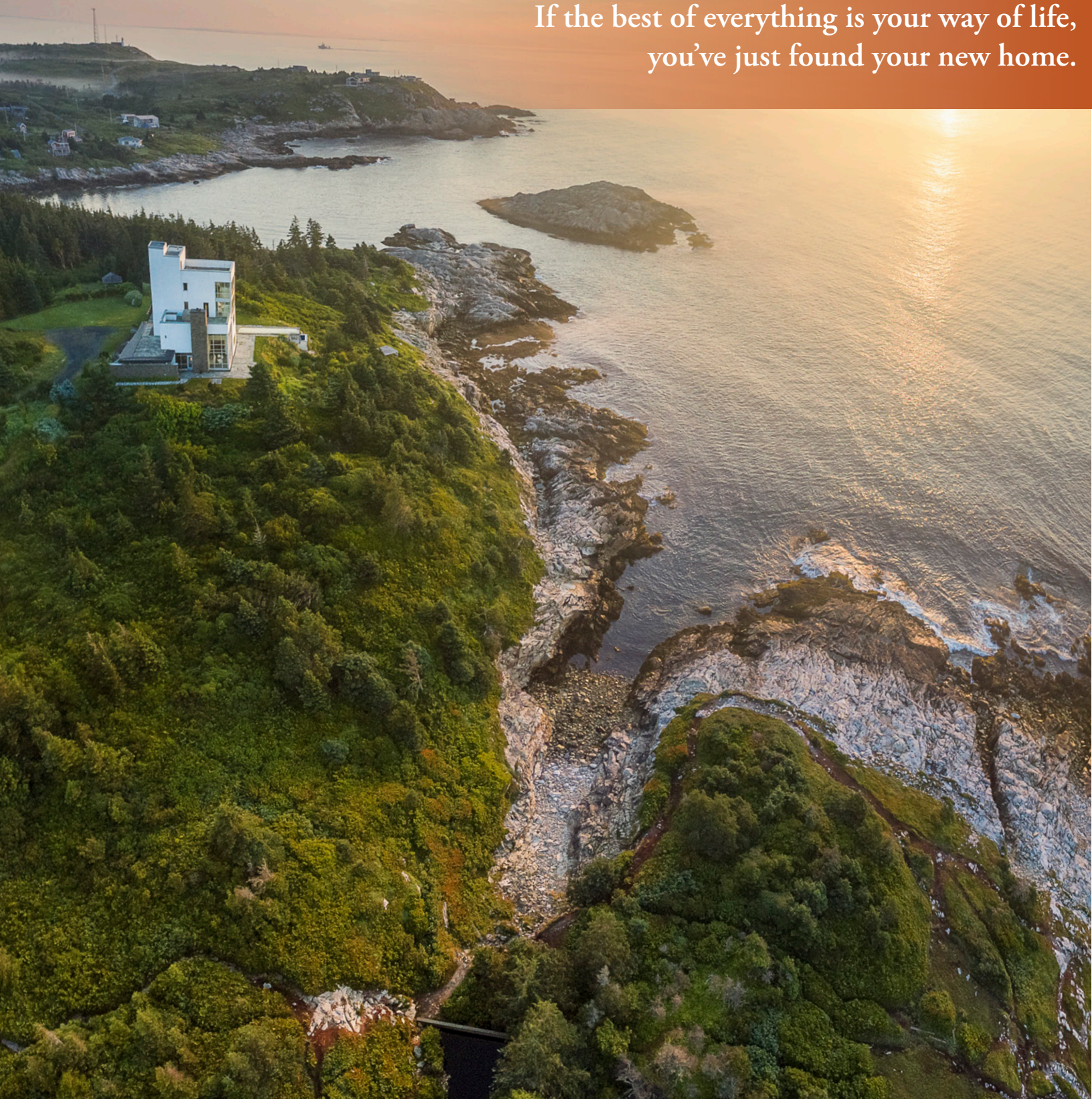


THE GUESTHOUSE

The 2 storey guesthouse opens through sliding doors to the oceanfront, lawns and infinity pool and affords overnight guests absolute privacy. The kitchen on the main level has a classic feel with a modern twist courtesy of the unique hand crafted, ceramic tile backsplash. Granite countertops compliment the colour scheme and style of the kitchen and it comes equipped with a double sink with central drainer, Gaggeneau cooktop with BBQ grill, large built-in kitchenAid microwave and separate oven. A large centre island divides the kitchen from the sitting area. A gorgeous industrial, spiral staircase winds its way to the upper bedroom level. The bedroom has floor to ceiling windows to maximize the ocean views and has it's own 3 piece ensuite bathroom.



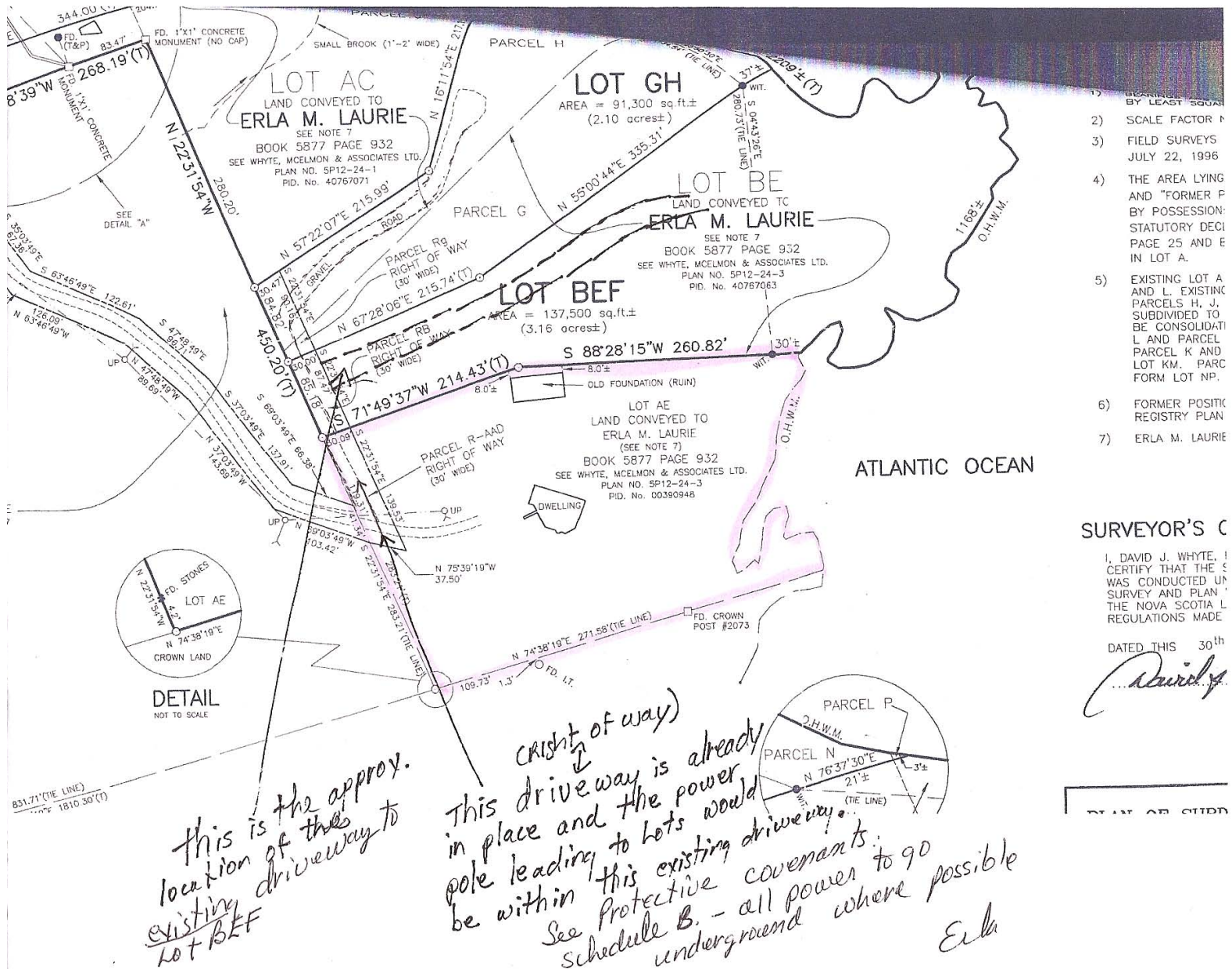
Commanding and simply magnificent.
If the best of everything is your way of life,
you've just found your new home.



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- 2) SCALE FACTOR
- 3) FIELD SURVEYS JULY 22, 1996
- 4) THE AREA LYING AND "FORMER P BY POSSESSION: STATUTORY DECI PAGE 25 AND E IN LOT A.
- 5) EXISTING LOT A AND L. EXISTING PARCELS H, J, SUBDIVIDED TO BE CONSOLIDATED AND PARCEL L AND PARCEL PARCEL K AND LOT KM. PARCELS FORM LOT NP.
- 6) FORMER POSSESSION REGISTRY PLAN
- 7) ERLA M. LAURIE

SURVEYOR'S CERTIFICATE

I, DAVID J. WHYTE, I CERTIFY THAT THE SURVEY WAS CONDUCTED UNDER THE NOVA SCOTIA LAND REGULATION MADE

DATED THIS 30th

David J. Whyte

PLAN OF SURVEY

PROPERTY FACT SHEET

STYLE: DETACHED, CONTEMPORARY

EXTERIOR: STONE, OTHER

LOT SIZE: 2.7 ACRES

LIVING AREA: 6,790 SQFT

HEATING: RADIANT, PROPANE

DRIVEWAY: GRAVEL

SERVICES: NS POWER, TELEPHONE, CABLE TV

WATER: DRILLED WELL

SEWER: SEPTIC

FLOORING: LIMESTONE TILING

BASEMENT: OTHER

OCEANFRONT INFINITY POOL / HOT TUB

WOLF, SUBZERO & MIELE APPLIANCES

COMMERCIAL ELEVATOR

CEDAR SAUNA

5 FIREPLACES

MUNICIPAL ASSESSMENT: \$2,097,200 2018

MUNICIPAL TAXES: \$22,104 ESTIMATE

ROOM SIZES (SQFT)

MAIN LEVEL:

GREAT ROOM: 36.0 X 18.0
DINING ROOM: 18.0 X 12.0
KITCHEN: 21.5 X 19.0
BATH: 6 PIECE
OTHER: SAUNA

2ND LEVEL:

GUEST SUITE 1: 18.0 X 16.5
ENSUITE: 6 PIECE
LIBRARY/OFFICE (LOFT): 18.0 X 12.5
BATH: 2 PIECE

3RD LEVEL:

MASTER SUITE: 27.0 X 18.0
ENSUITE: 5 PIECE

4TH LEVEL:

GUEST SUITE 2: 27.0 X 18.0
ENSUITE: 5 PIECE

LOWER LEVEL:

OTHER: WINE CELLAR
UTILITY: 10.0 X 10.0

DUNCAN'S COVE, NOVA SCOTIA

Duncan's Cove is a small rural community on the Chebucto Peninsula in the Halifax Regional Municipality on the shore of the Atlantic Ocean on the Ketch Harbour Road (Route 349), 19 kilometers from Halifax. The community is located beside Chebucto Head, the prominent coastal headland.

History

Duncan's Cove began as a small fishing community. The first recorded settler in Duncan's Cove was Simon Duntoyn in 1752. The cove was named after Admiral Adam Duncan, 1st Viscount Duncan who defeated the Dutch at the Battle of Camperdown.

Overlooking the entrance to Halifax Harbour made it a strategic part of Halifax's defense system in the 18th century. The Camperdown Signal Station, was built a few miles northward next to nearby Portuguese Cove in 1797, the first of a series of signal stations built by Prince Edward, Duke of Kent. It later became a wireless station and was operational until 1925.



In World War Two, the area around Chebucto Head, including Duncan's Cove, became a fortified coastal battery armed with three Elswick 6 inch naval guns. For these cannon, a four-story concrete director tower was built near the eastern shore of Duncan's Cove with a long-range optical rangefinder installed on the top floor. By 1943, this range-finding apparatus had been supplanted by the latest radar artillery control unit. The battery complex was decommissioned in the 1950s but many bunkers remain, some converted into private residences.

After the Second World War two families of musicians who played with the Atlantic Symphony Orchestra moved to Duncan's Cove. One of those families embarked upon a decades-long construction project of unconventionally shaped timber-framed dwellings, and even had a small private airstrip. By the late 1960s, fishing from the cove had dwindled and the community become known as an artists' colony, with many symphony players, visual artists and theatrical actors residing there. The landmark gunnery director tower stood derelict for many years, until finally passing into private hands in the 1990s. The building is virtually unrecognizable today, having been radically converted into a luxury residence.

**Nature Reserve**

Duncan's Cove Nature Reserve has one of HRM's top coastal hikes, if not the best. Whales have been spotted in this area in the spring, bringing a pair of binoculars will increase your chances of seeing them, as well as getting a closer look at seals and shipping traffic beginning or ending their long Atlantic journey. This area is also the only known mainland Nova Scotia locality supporting the provincially rare Arctic Blueberry.

Leisure

Duncan's Cove is within easy reach of Purcell's Cove Marina and the Royal Nova Scotia Yacht Squadron. The Squadron is home to close to 900 members from Canada, the United States, and international regions and offer instructional programs and on-water activities for all ages, with the largest learn to sail program in Atlantic Canada. One of Halifax's best loved beaches is just a short drive away from Duncan's Cove, Crystal Crescent beach is actually three white-sand crescent beaches located at the mouth of Halifax Harbour. Boardwalks to the first two beaches. Trailhead for a hike to Pennant Point, 10 km (6 mi) which provides interesting birding and wildlife viewing.

**Area Schools**

Sambro Elementary
Herring Cove Junior High
William King Elementary
Central Spryfield School
J L Ilsley High School

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