

100 MCGINNIS ROAD, LUNENBURG COUNTY, NS



5 BEDROOMS, 2.5 BATHS

On the coveted South Shore of Nova Scotia: Just minutes to the famous town of Mahone Bay and only a one hour drive to the International Halifax Airport. This home is ideal for boating enthusiasts and the active family who enjoys first class living and amenities.



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Coldwell Banker Supercity Realty 902.450.5752 |



OCEANFRONT ESTATE

Home is where the heart is and this epic south shore treasure is sure to be a favorite retreat amongst family and friends seeking adventure, or the serenity of peace and quiet. “Nova Scotia lifestyle” personified with outstanding views of the islands and waters of Mahone Bay and the bold open Atlantic Ocean. With over 230 ft of direct waterfront, a 100 ft wharf and a 6000 lb mooring where the largest of vessels may comfortably moor, this property offers so much for the boaters. With 4 sprawling acres extending to the ocean your family from away has plenty of room to park their travel trailers and find out what first class Nova Scotia living is all about.





CUSTOM DESIGNED

At first glance it's easy to see the pride of ownership with this cape cod sided home. You will enjoy the lovely mature trees and shrubbery, flag-stone walkways and thoughtful landscaping.

The three car garage is sure to please and promises plenty of space for your most prized possessions and seasonal storage.

The kids are going to love the paved driveway - perfect for basketball and hockey.





YOUR BACKYARD OASIS

Imagine a place where one summer day can make up for 100 winter days. Where you have your own hidden corner of the world, but you're everywhere in no time. An old established neighborhood, surrounded by the ocean. Your own private wharf with deepwater anchorage, amazing views, privacy. Welcome home.





A STUNNING FIRST IMPRESSION

Custom built, with in floor heat and interesting architectural angles, this beautiful family home is designed with entertaining in mind. Italian marble entry, tile and laminate flooring throughout, it's perfect for allergy sufferers.

Feast your eyes on the wonderful great room where the family can enjoy themselves with a game of pool or just sit back and watch a movie. There is a separate area where you can set up and do your work or studies. You will also find a roughed in area for a wet bar if one wished.





OPEN CONCEPT LIVING



The elegant kitchen is definitely the heart of the home. The modern cabinetry is balanced by the use of the stainless steel appliances and complimented by attractive countertops. The handy island provides an “on the go” space for those hectic mornings, as well as casual family meals.

Adjacent to the kitchen, you will find the open dining area, with fabulous views. This room can accommodate ten comfortably for those formal occasions or large family gatherings.

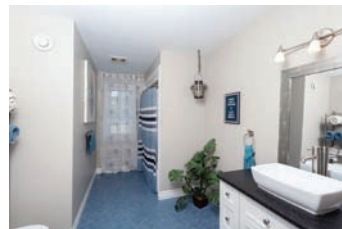
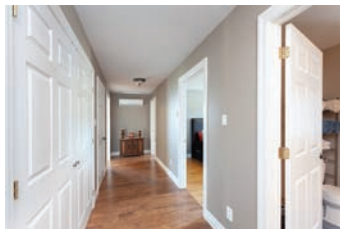
The living room is sure to be a favorite gathering space amongst family and friends. Close enough for conversation with the chef, or private enough for homework while waiting for dinner.





THE FLEX ROOM

Let your imagination wander with the bonus - flex room on the main floor. This bright room is only limited by your imagination. Exercise room? Play room for the kids? Or office, this room can serve many uses.



THE SECOND LEVEL

The attractive turret is the perfect spot to sit back with a glass of wine and read a good book. Three great size bedrooms a 4 pc bath + bonus room cap this level off.





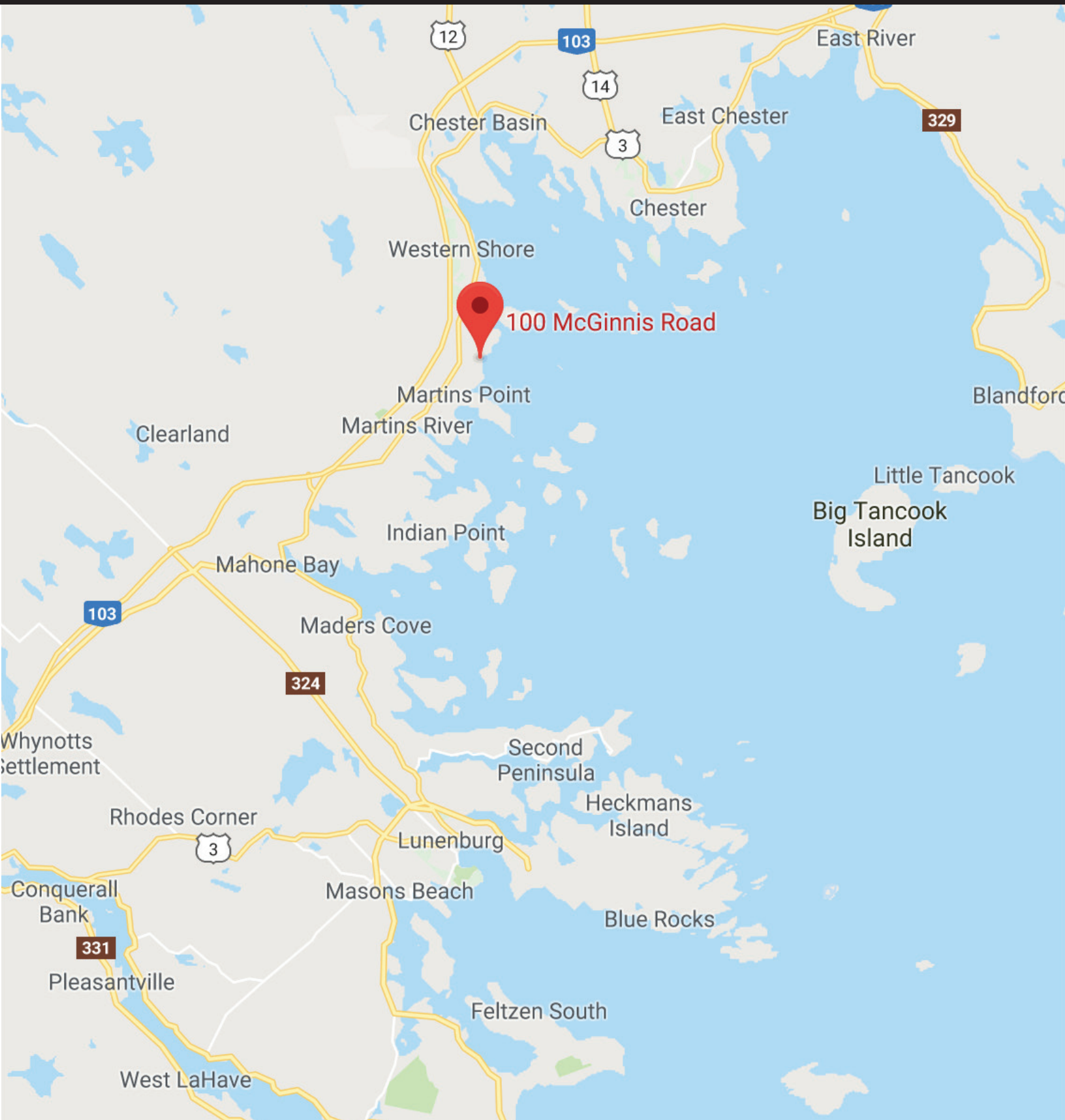
IMAGINE

Your private piece of paradise - the stunning master bedroom with floor to ceiling windows and a huge balcony with fabulous ensuite. This room is sure to be a welcome oasis at the end of a long day. With views for miles and the ever wondrous coastline of the Atlantic, this room will be a welcome retreat.



PROPERTY FACT SHEET**STYLE: SINGLE, DETACHED, 2 STOREY****EXTERIOR: WOOD SIDING****LOT SIZE: 4 ACRES****LIVING AREA: 4,584 SQFT****HEATING: RADIANT, FURNACE, HOT WATER****DRIVEWAY: PAVED, CIRCULAR****SERVICES: NS POWER, TELEPHONE, CABLE TV****WATER: WELL****SEWER: SEPTIC****FLOORING: CERAMIC, HARDWOOD, LAMINATE, MARBLE****BASEMENT: NONE****MUNICIPAL ASSESSMENT: \$925,300 2018****MUNICIPAL TAXES: \$NO TAXES OR HEATING COSTS ON FILE****ROOM SIZES (SQFT)**

LEVEL	TYPE	DIMENSIONS
Second level	Master bedroom	22.3 x 15.3
	Ensuite (# pieces 2-6)	1-4 PC
	Bedroom	13.10 x 11.7
	Bedroom	10.5 x 13.2
	Bedroom	11.2 x 13.1
	Bath (# pieces 1-6)	1-4 PC
Main level	Kitchen	23.8 x 10
	Living room	22.5 x 15.3
	Dining room	14.6 x 14.6
	Family room	25.3 x 25.1
	Bedroom	14.7 x 12.4
	Den	12.5 x 14.4
	Foyer	10 x 9.3
	Bath (# pieces 1-6)	1-2 PC



CHESTER, NOVA SCOTIA

Less than an hour drive from Halifax, you can spend a day, a week or a lifetime in beautiful Chester Municipality. This vibrant community has something for everyone and the local, specialized shops that stock unique products made locally, are considered one of the area's "best kept secrets." The village of Chester was founded in 1759 by New Englanders. After more than 200 years it has become a place of pleasant cafes and restaurants, gracious homes, tree lined streets and a timeless air of gentility. Mansions and more humbler homes, spilling up and down hillsides and out on "the peninsula."

Chester looks out over the 360 islands of magnificent Mahone Bay, past the hump of Quaker Island to Big and Little Tancook and East Ironbound and beyond. It's clear to see that this is a sailor's paradise. There are plenty of places to run before the wind but also hundreds of sheltered coves and bays for idling and exploring. The community is well known for its annual summer sailing regatta, Chester Race Week, where keelboats from all over the eastern coast of North America compete during the second week of August.



Area Schools
Chester District School
Chester Area Middle School
Forest Heights
Community School
Gold River-Western Shore School
Lunenburg Academy
South Shore Waldorf School & Kindergarden
Shatford Memorial Elementary School
Bayview Community School
Big Tancook Elementary School



Besides sailing, the village is home to the Chester Playhouse, one of the best-known community theatres on Nova Scotia's South Shore. During the last weekend of July the 'Chester Garden Show' and the 'House and Garden Tour' are the main attraction. Tancook ferry dock and the yacht club are located on the front harbour, where there is always good food and good cheer. The Back Harbour is the site of the Lido, a salt water swimming pool, surrounded by some of the town's most elegant homes. Visitors and residents to the area are also attracted by the stunning 18 hole golf course, with its own splendid views of the surrounding countryside, with its miles of unspoiled woodland hills. The Chester Connector, a municipal operated section of the previous rail line provides a wonderful trail for walkers and cyclists. It is shared with motorized vehicles.



Distance to:
Stanfield International Airport – 70mins

City of Halifax – 60mins