



## 2446 PURCELL'S COVE ROAD, HALIFAX

### 5 Bedrooms | 7 Bathrooms

Lapping water, passing yachts and a gentle breeze await at this magnificent and sophisticated, oceanfront residence situated in Purcell's Cove on the Northwest Arm. Nestled next door to the Royal Nova Scotia Yacht Squadron, just minutes from downtown Halifax and yet a world away from the hustle and bustle of city living. This Joseph Ross Estate, tech ready, custom built residence offers a plethora of the finest fittings and finishes sourced from around the world. The owners have meticulously thought of every aspect of this 12,000 sq ft home for them and their guests. From formal living to everyday life this floor plan allows for it all. The innumerable features and amenities, oceanfront setting and serenity it affords make this residence highly desirable.

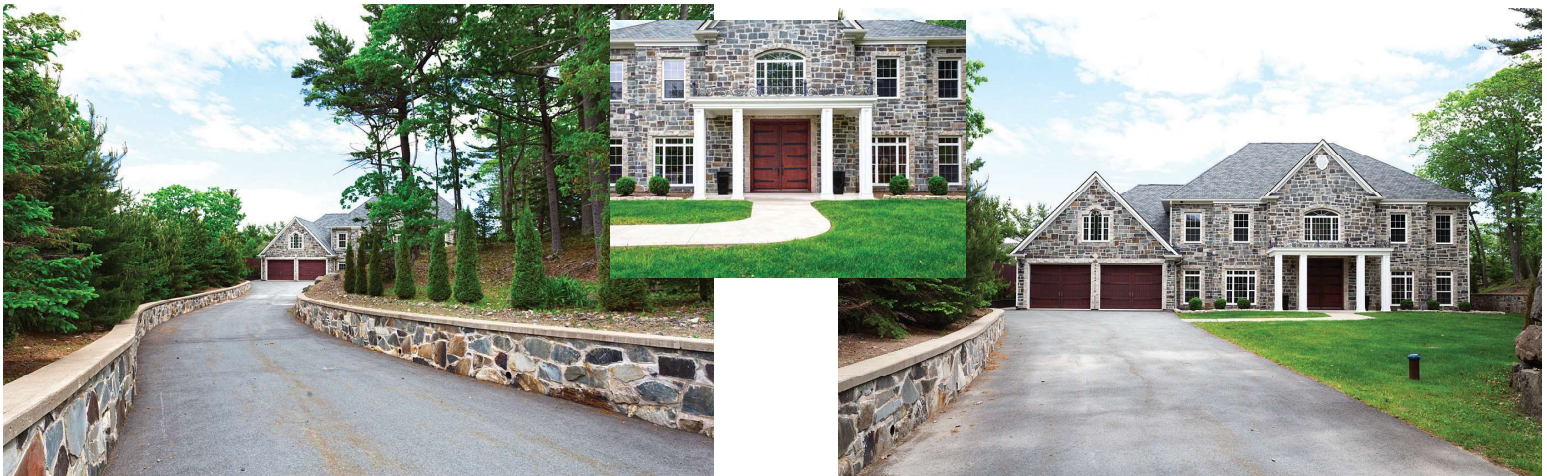






### THE GROUNDS

This 2 storey property certainly makes a profound first impression as you enter via the sweeping driveway which leads down to the immaculate, landscaped lawn and grand, stone exterior. The stately entrance is graced with four elegant pillars; the soaring double front doors are adorned with mighty, vintage style hinges; the adjoining double garage echoes the style of the main entrance in appearance and stature creating a wonderfully cohesive and harmonized appearance the breadth of the entire front exterior.





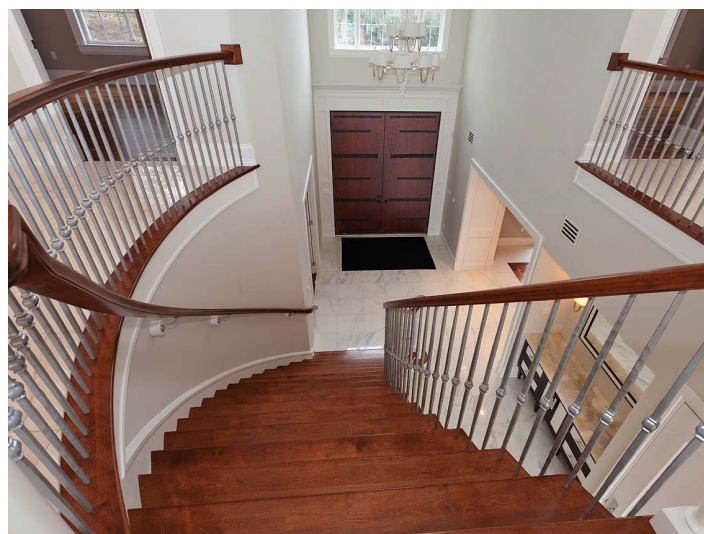
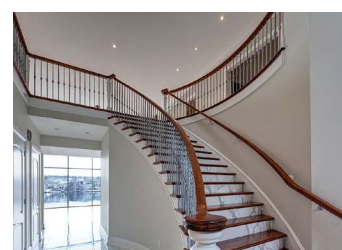
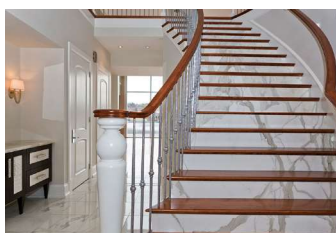
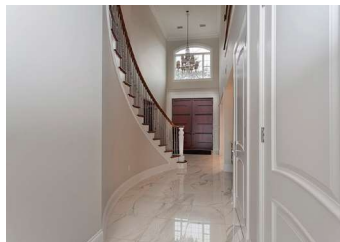
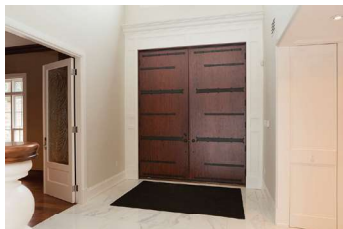


### THE GROUNDS

A path leads to the side entrance and beyond to the rear of the property where you are greeted by an expansive wooden deck that extends the entire width of the home and provides the perfect space for alfresco dining and relaxation on those balmy Nova Scotian evenings. Imagine the rhythmic lapping of the water with nothing but the quiet hum of conversation and the enchanting sound of crickets chirping, providing the soundtrack to the setting sun. A separate, (smaller) upper deck provides handy cover for inclement weather over one portion of the lower deck. The water views from the deck(s) are truly spectacular. Steps lead down to the water's edge and your very own private beach, superb for taking a dip or paddling out in your kayak during those warm summer months. There is also an additional wooden walkway that extends out past the water's edge maximizing the fabulous views even further.

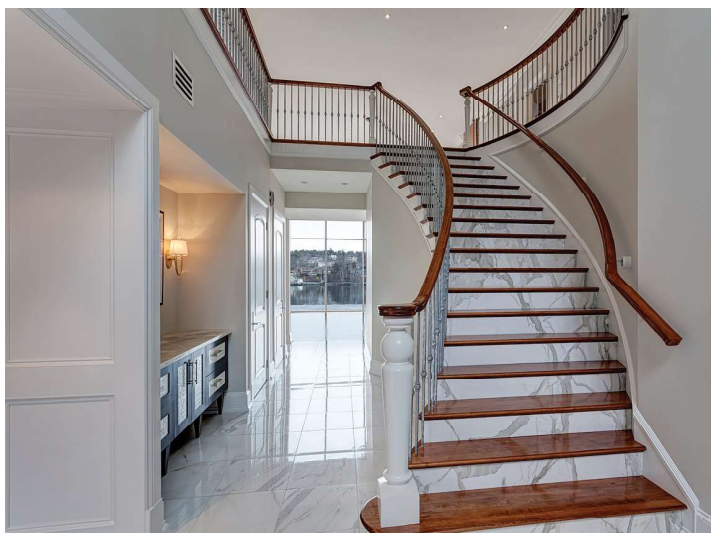






## THE FOYER

Entering the home, you are welcomed by an expansive, light-filled opulent foyer. Attention to detail in this residence is evident at first glance. The magnificent grand staircase which comprises of Calacatta marble risers, custom stained wood treads and custom designed, coloured, wrought iron spindles is undoubtedly the focus of this exquisite space. Calacatta porcelain tiles adorn the floor and an imported crystal chandelier hangs overhead from the lofty ceiling. Additional foyer features include 2 large closets with plenty of hanging space for all seasonal outdoor attire. Adjacent to the closets is a recessed built-in vanity with large overhead mirror, a contemporary, decorative and functional piece with a nod to the art deco era courtesy of the mother of pearl detailing.







### THE DEN | OFFICE

On the right of the foyer is the Office/Den; as with the rest of the main floor, the flooring in this room is African Sapele wood. Floor-to-ceiling custom designed cherry and rosewood cabinetry and shelving is an intrinsic feature of this room. The Imported metallic grass cloth that covers the walls makes the perfect, textured backdrop to the stunning cabinetry. Disciplining yourself to work will be easy in this warm and inviting space.



### THE DINING RPOOM

To the left, off the foyer is the striking formal dining room. Guests and family alike will enjoy upscale dining in this fabulous room. The African Sapele wood inset flooring has been laid to emulate a parquet floor and is flanked around the outside by porcelain tiles which elevate the elegance of this room to another level. Wooden crown moulding complements the flooring and a custom cherry wood, cantilevered server runs the length of one wall which will make serving a breeze when entertaining. Unique imported art glass panels resting on cherry wood shelves provide ambient lighting in addition to the central main table lighting.

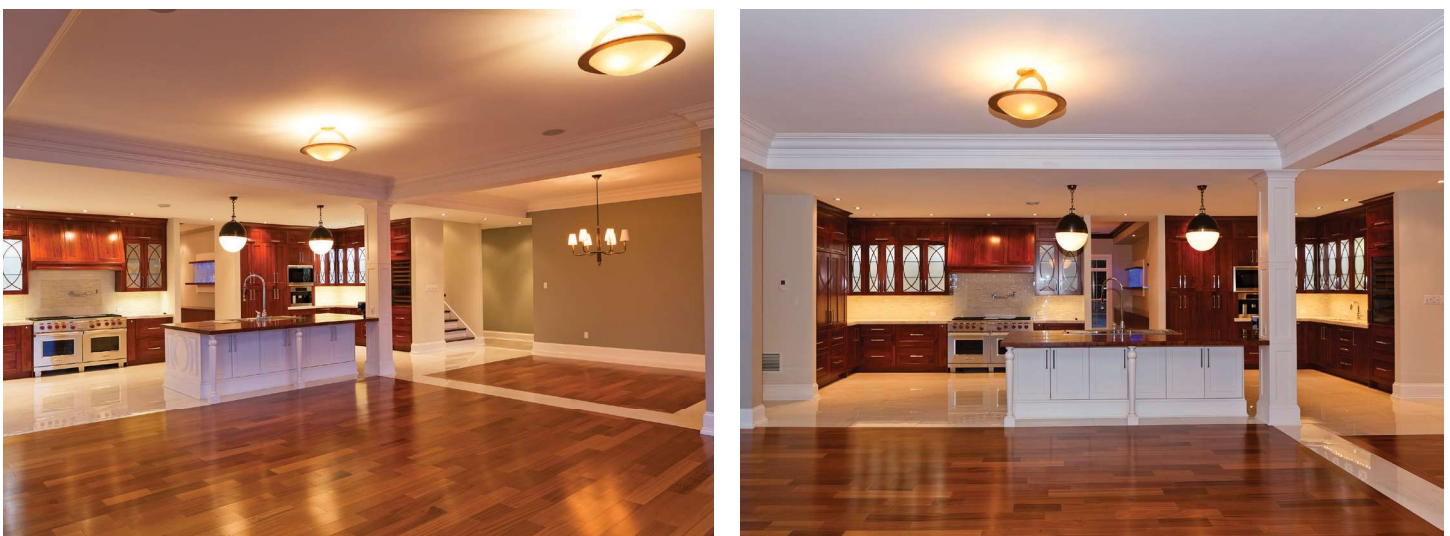




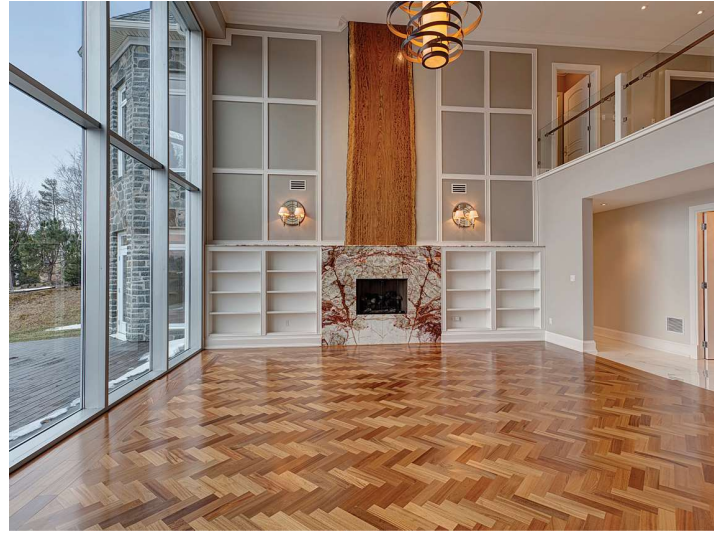
### THE KITCHEN/INFORMAL DINING AREA

The dining room leads seamlessly to the unbelievable, open concept, chef's gourmet kitchen. Spectacular views across the water are offered by way of the floor to ceiling windows and the outdoor deck is also accessible from the adjoining informal dining area.

Beautifully and thoughtfully designed, the porcelain flooring balances in perfect harmony with custom cherry wood cabinetry. This truly fabulous kitchen is furnished with 2" quartz countertops and backsplashes comprising of a linear mix of glass and mosaic with antique glazed subway tile. An oversized island with Bubinga wood slab top separates the kitchen from the open concept family room area and boasts a stainless steel, double sink and drainer (a second double sink can also be found within the kitchen). Brimming with professional grade Wolf, Miele and Sub-Zero appliances this kitchen is sure to inspire even the most modest of chefs! The double wide Wolf range with gas cooktop, not only boasts a built-in griddle and barbecue grill, it also has its own handy pot filler as well. There are two dishwashers, a dedicated wine fridge complete with racks and chiller drawers, microwave and a water dispensing and ice making machine. The impressive fridge freezer is concealed behind cherry wood doors.

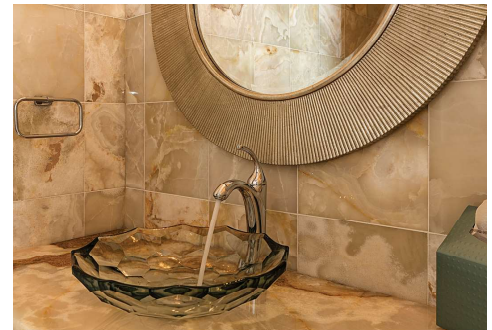
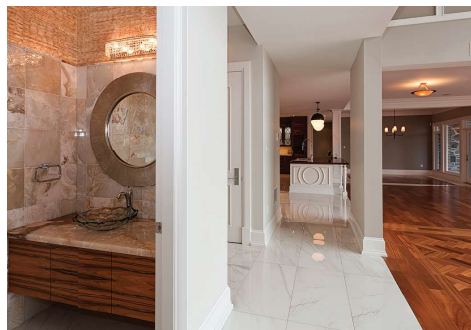




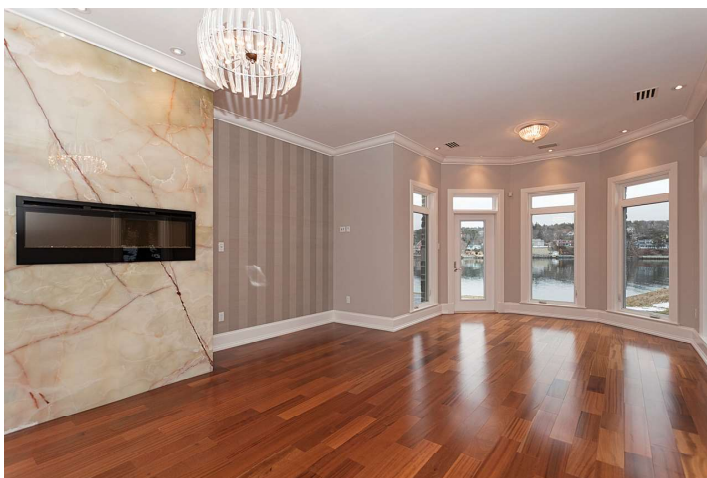


### THE GREAT ROOM

The kitchen and family area segues to the majestic Great Room. This lavish 2 story, open concept area with its 22 ft high ceiling and incredible wall of windows offers breathtaking views of the water. The fireplace is the focal point of the room itself with its ornate and unique onyx surround, it is flanked by built-in shelving, custom trim work, and mounted above the fire on the wall is an impressive and exotic Bubinga wood slab imported from South Africa. A contemporary one-of-a-kind lighting pending hangs from the ceiling and is complemented either side of the fireplace by nautical brass wall sconces. The Great Room encompasses a convenient 2 piece bathroom in which again, attention to every detail is evident; onyx and mother of pearl, Capiz shell wall tiles are accompanied by a rosewood vanity with onyx countertop and crystal light fitting. The sheer scale and the awe-inspiring view make the Great Room unquestionably the centrepiece of the main level.





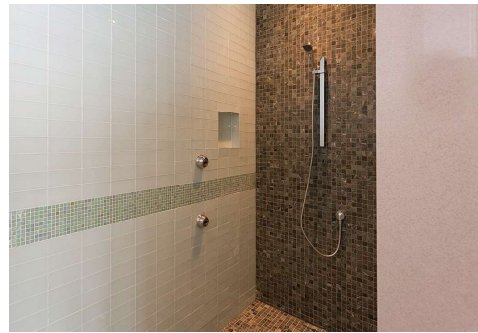


## THE MASTER SUITE

From the Great Room we move to the magnificent master suite conveniently located on the main level. As with every room in this residence the bedroom is spacious, the floor to ceiling windows let the light and the ocean view caress the senses upon entering. As well as the impressive windows, this wonderful room offers private access to the deck beyond. For those cooler evenings the onyx clad fireplace will keep you warm and cozy. The 6 piece master ensuite is simply exquisite, the polished onyx tiles exude sophistication; the expansive walk-in shower with frameless glass surround is finished with white onyx slab and mother of pearl mosaic with Aquabrazz and Kohler plumbing and an onyx bench that extends the entire length of the shower. A sumptuous oval soaker tub with a cascading water faucet resides next to the shower and provides another space for ultimate, relaxed contemplation. Onyx is reprised in the vanity counter tops which incorporate 2 glass, undermounted sinks and are finished off with mother of pearl detailing. Off the bathroom there are two separate, large his and hers walk-in dressing rooms with an abundance of wardrobe space.

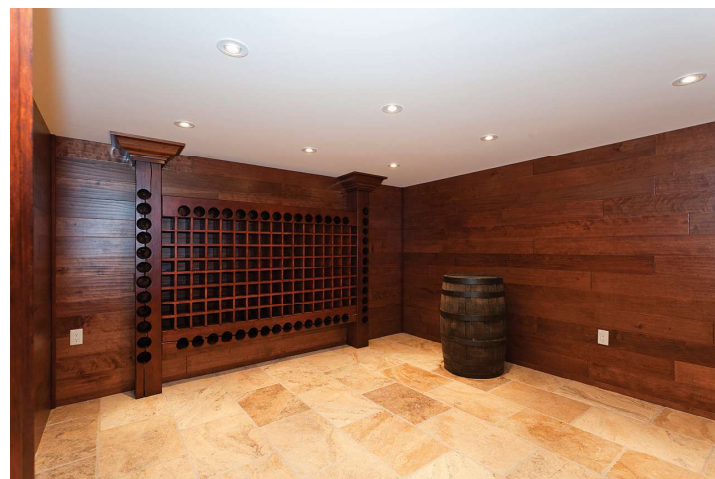
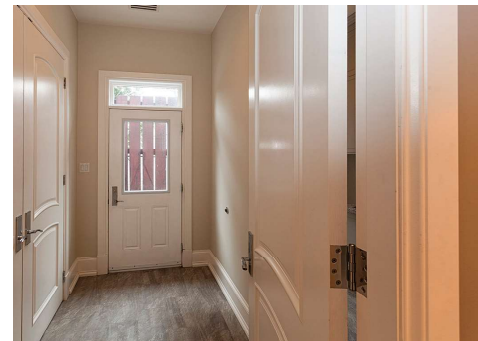






### THE EXERCISE | SPA ROOM

Across from the kitchen next to the informal dining area a small passage leads to the exercise/spa room. This spacious room is equipped with a gorgeous, oversized walk-in shower that is finished with tumbled and polished marble mosaic with glass subway tiles and mosaic inset and completed with polished chrome plumbing fixtures. The flooring within the room is woven vinyl sheet that looks wonderfully natural and designed for durability and resistance to moisture.



### LAUNDRY AND WINE CELLAR

Along from the exercise room is a second staircase leading to the upper level, also in this vicinity is access to the side entrance and spacious laundry room with custom painted cabinetry, quartzite countertops and a stainless steel hand washing sink. At the end of the passage is the internal entrance to the heated double garage. The garage provides access to a lower level wine cellar; authentic in appearance a wooden clad passage dotted with barrels leads the way to the wine room complete with custom wine racking. The ultimate space for wine lovers to enjoy their favourite vintage in ambient surroundings. This lower level area also has an additional room that could be utilized as perhaps a games area or media room.





### THE LIBRARY

Ascending to the upper level via the grand staircase an expansive landing overlooks the Grand Salon. To the right is the library, a wonderful spot for reading, the room has a wonderfully traditional feel to it, with antique brass light fittings, custom cherry wood stained cabinetry, exotic textured wall treatment and even its very own library ladder.



### THE BEDROOMS

Adjacent to the library on either side, are 2 of the 4 guest/family bedrooms. The other 2 bedrooms are located on the opposite side of the landing. Each of the bedrooms is spacious and boasts 2 built-in closets and all have their own equally spacious, 4 piece ensuite bathroom. Luxurious in their own right, each ensuite boats walnut cabinetry, marble vanities, porcelain and marble mosaic inset walls.





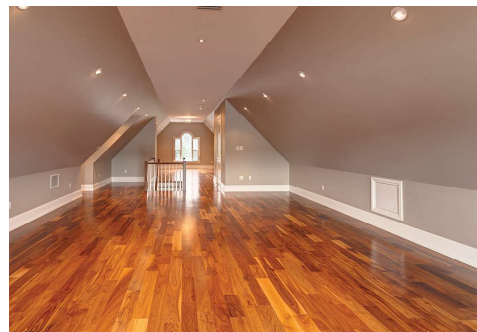
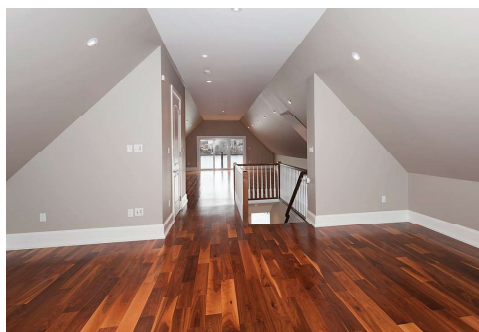
## THE HOME THEATRE

Just along from the guest rooms is the fabulous home movie theatre which is beyond impressive! Sit back and relax in the luxurious leather and hand crafted wood detailed theatre seating. Friends and family will certainly enjoy the main event as the lights dim and the action begins; in fact you may never visit a multiplex ever again!

## THE BONUS ROOM

Completing the upper level, just beyond the home theatre, is the bonus room. To call this room a 'bonus room' really does it a disservice. This vast space extends from the front to the back of the home and has its own direct access to the second staircase which leads down to the kitchen, laundry and exercise room area. Sliding doors offer access to the upper deck which provides a sensational overview of the cove. This room also has its own 2 piece bathroom. The possibilities here are endless, games room, nanny's quarters, additional office space, the choice is yours.

Seeing is appreciating! This is a home for those accustomed to first class living. If the best of everything is your way of life, then you have just found your next home.





## PROPERTY FACT SHEET

STYLE: 2 STOREY, SINGLE FAMILY DETACHED

EXTERIOR: STONE

LOT SIZE: 42405 SQ.FT.

LIVING AREA: 12,000 SQFT TLA

BUILDING DIMENSIONS: 88.0 x 70.0 + JOG

HEATING: FIREPLACE, FURNACE, HEAT-PUMP - DUCTED/COOLING

DRIVEWAY: AMPLE, PAVED

SERVICES: NS POWER, TELEPHONE, CABLE TV, HIGH SPEED INTERNET

WATER: DRILLED WELL

SEWER: SEPTIC

FLOORING: HARDWOOD, MARBLE, PORCELAIN, CERAMIC, CARPET

BASEMENT: PARTIALLY DEVELOPED, OTHER

MUNICIPAL ASSESSMENT: \$3,471,400 2019

MUNICIPAL TAXES: \$39,930.88 2018/2019

## ROOM SIZES (SQFT)

Main Floor	Dining Room	19.10 x 21.6
Main Floor	Den/Office	14.10 x 14.10
Main Floor	Kitchen	14.1 x 31.0
Main Floor	Dining Nook	14.7 x 13.8
Main Floor	Other Sitting Rm. 1	8.4 x 21.1
Main Floor	Great room	22.4 x 21.11
Main Floor	Master Bedroom	31.7 x 15.8 - J
Main Floor	Ensuite Bath	1 - 6 Piece
Main Floor	Other	Gym 13.8 x 18.0
Main Floor	Other	Gym Shwr. 4.5 x 9.0
Main Floor	Laundry	6.4 x 10.6
Main Floor	Bathroom	1 - 2 Piece
2nd Level	Media room	19.6 x 12.10
2nd Level	Games Room	41.8 x 22.01
2nd Level	OtherPlay Rm.	21.8 x 22.01
2nd Level	Bathroom	1 - 2 Piece
2nd Level	Other	Library 15.7 x 15.2
2nd Level	Bedroom	27.0 x 14.8
2nd Level	Ensuite Bath	1 - 4 Piece
2nd Level	Bedroom	25.11 x 17.10
2nd Level	Ensuite Bath	1 - 4 Piece
2nd Level	Bedroom	13.4 x 13.10
2nd Level	Ensuite Bath	1 - 2 Piece
2nd Level	Bedroom	19.7 x 11.0
2nd Level	Ensuite Bath	1 - 4 Piece
Basement	Other: Wine Cellar	11.9 x 13.2
Basement	Storage	12.10 x 14.1
Basement	Utility	9.1 x 14.0



**Purcell's Cove** is a community within the Halifax Regional Municipality, Nova Scotia, Canada, on the west side of Halifax Harbour from the Northwest Arm to Ferguson's Cove along Route 253.

A popular location for boat lovers, Purcell's Cove is home to 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, **Crystal Crescent Beach** is just a short drive away; this beautiful area is actually comprised of three white-sand crescent beaches located at the mouth of Halifax Harbour. Boardwalks lead to the first two beaches. For hikers there is a 10km (6 mile) hike from the Trailhead to Pennant Point, which provides interesting birding and wildlife viewing.

Another point of interest nearby is **York Redoubt Historical Site**. This fortification sits high on a bluff overlooking the entrance to Halifax Harbour and has helped protect the Historic port of Halifax throughout three centuries of Canadian history.

Part of Halifax's formidable Defence Complex, York Redoubt was constructed in 1793 just as war broke out between Britain and France. Perched on a bluff at the narrowest point of the outer harbour, it offers superb views.

**The Backlands** encompass 1350 hectares between Williams Lake, Colpitt Lake, McIntosh Run, Powers Pond, Herring Cove and Purcell's Cove roads. Trails and access points (except the protected area) are unmarked and unofficial. Exploring here requires navigational, ecological and land ownership considerations. This ecologically unique land is composed of granite and bluestone glacially sculpted rock. The area had been used as a quarry from the mid-late 1700s through to the 20th century. Much of the stone used to construct Halifax's fortified defences and historic buildings was quarried from this area.

