



Local Market Experts - Globally Connected

712 Egypt Road

Little Harbour · MLS#202102259



5 Bed, 5 Baths | Family Home

An astonishing home built with the finest luxuries on over 125 acres of land maintained to the highest standards. The interior features everything your heart desires such as the large crystal chandelier, energy efficient fireplace master bedroom with spa-like ensuite, home theatre room, home gym and so much more!



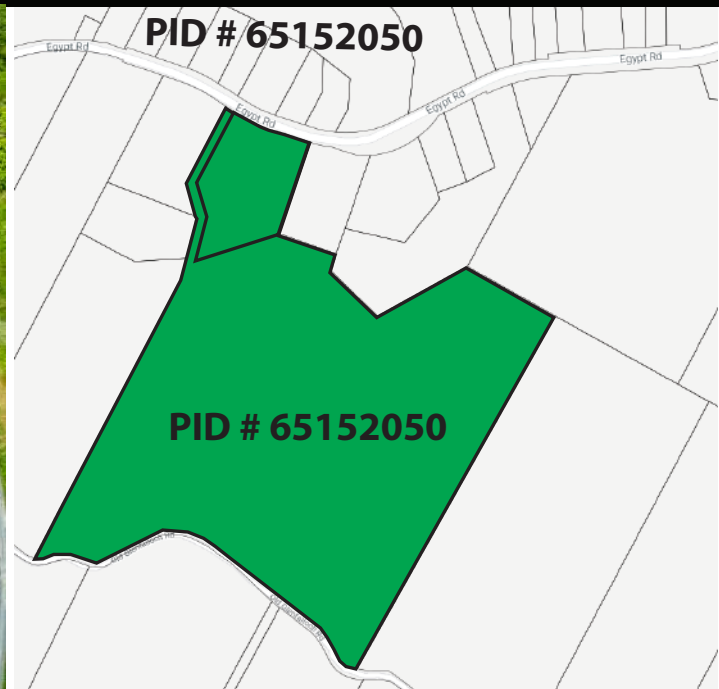
COLDWELL BANKER
SUPERCITY REALTY



128 Chain Lake Drive
cowan-smithteam@supercityrealty.com
(902) 452-1639



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Enjoy the utmost privacy and explore your own backyard where you will find a plethora of wildlife from deer and rabbits to the ducks & beavers enjoying the pond.

This 5 bed, 5 baths family home that will suit all your needs just minutes away from local schools and melmerby beach where you can enjoy the warm waters and sandbar where you can soak up the sun all summer.



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As you approach the home you will quickly note how well maintained the land is as well its immaculate structure. With over 125 acres of land you will have plenty of room to build and develop, the driveway has commercial zoning so the opportunities to subdivide this amazing property are endless.

Along the side of the home you will find an attached, heated double garage ideal for staying warm on those cold winter mornings and housing all the outdoor toys.



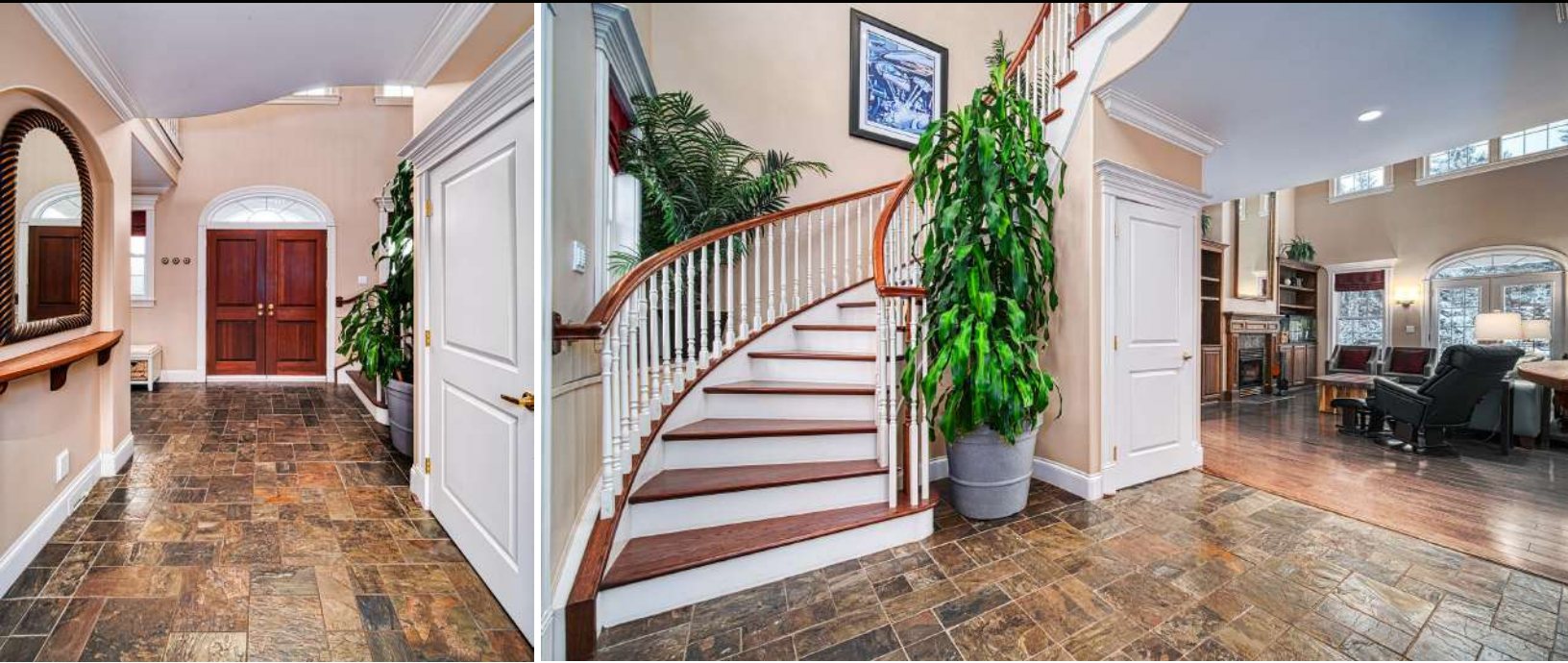
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Enter through the spacious foyer which leads straight ahead into the great room where you are welcomed by ceilings that encompasses two storeys high and a plethora of natural lighting. This room flows seamlessly into the kitchen and features a dine-in nook where family and friends can keep the chef of the family company while they cook a delicious meal. Spend winter evenings cozied up to your own double sided wood fireplace with your favorite hot drink enjoying the built-in entertainment system! The great room also has its own doors leading to the covered back patio which is perfect for those summer barbecues.



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Enter your dream kitchen from the great room where the home chef and family alike will love the centre island ideal for prepping meals as well as the many other fantastic features such as double ovens, cook-top, pantry, and an abundance of cupboards for all your storage needs. Connected to the kitchen is a nook area surrounded by natural lighting that you will love for meals on the go. Plus access to the covered back patio.



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Off the foyer to the right or Past the kitchen is the dining room with 9 ft ceilings, well lit from the large windows and beautiful chandelier. A great size room for accommodating large pieces of furniture and for hosting dinner parties with friends and family. Off the foyer is a 2 piece bathroom for guests.



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The main floor also includes a wood panel sunken room with wetbar and wood fireplace. This room is currently being used as a man cave by the owners but has so much potential for many uses with its own access to the back patio.

Across the hall is a large, bright guest bedroom with a 4 piece ensuite attached for your guests convenience.



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Take the spiral staircase and ascend to the second level where you are welcomed by a breathtaking crystal chandelier. The second level landing overlooks the living room and is very spacious, affording more than enough room for a reading nook. You will notice that you have access to the front balcony where can sit and enjoy the peace and tranquility

Down the hall is the first bedroom with nice tray ceilings and chandelier conveniently situated next to a 5 piece bathroom.



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The second floor also features two spacious bedrooms each with their own chandeliers and unique ceiling styles and windows as well as spacious closets.

The bedroom at the end of the hallway is very spacious and will accommodate many flex areas within the room. Ideal for the mature teenager of the family.



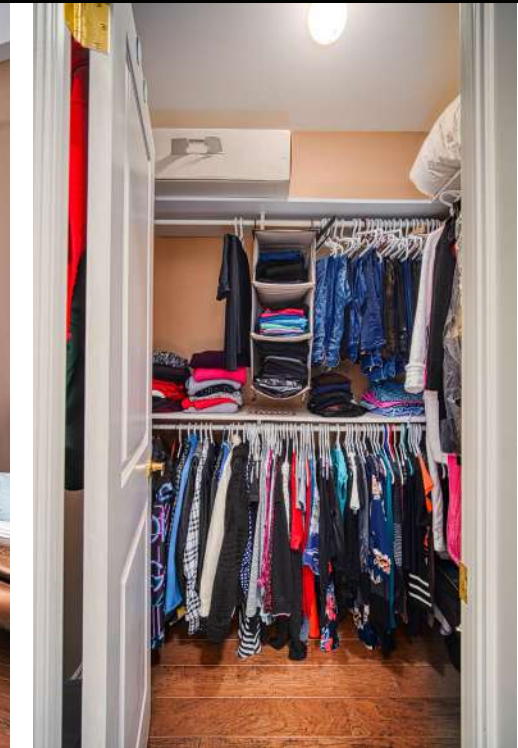
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Capping off the second level is the master bedroom & ensuite which runs the full length of the house and boasts his & her's walk-in closet with shelving.

You are sure to love the private ensuite with his and her's vanities and a shower with skylight. Enjoy a spa-like experience right at home in your large airtub where you can relax and soak all your worries away.



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Descend to the finished lower level with recessed lighting and over 600 sq ft of storage. Customize this area to your hearts desire with plenty of space for a home theatre, rec room, play area for the kids.

The lower level also includes a large crafts room and laundry room that has a laundry shoot from the mudroom and the second floor children's bathroom for convenience. Plenty of storage and bookshelves for the familie's hobbies in this lower area



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Property Facts

Style: Single Family

Exterior: Cementitious Board, Stone

Total Living Area: 6,000 SqFt

Heating: In Floor

Parking: Gravel

Appliances: Central Vacuum, Cooktop,
Oven, Dishwasher, Dryer,
Washer, Refrigerator

Water: Drilled Well

Sewer: Septic

Flooring: Carpet, Hardwood, Slate

Municipal Assessment: \$629,300

Taxes: \$5425

NSPC: \$ 2,848.28

OIL: \$1,140

Floor	Room	Size
Main Floor	Foyer	12.2 x 13.3
Main Floor	Bath 1	2 Pc
Main Floor	Dining Room	23.9 x 13.2
Main Floor	Mud Room	8.7 x 6.4
Main Floor	Kitchen	23.9 x 13.2
Main Floor	Great Room	20 x 18.7
Main Floor	Bedroom	13 x 11.6
Main Floor	Bath 2	4 Pc Ensuite
Main Floor	Family Room	26.4 x 13
2nd Level	Bedroom	x 8.3
2nd Level	Bedroom	13.1 x 11.7
2nd Level	Bath 3	5 PC
2nd Level	Bedroom	13.3 x 13.2
2nd Level	Master Bedroom	18.4 x 13.4
2nd Level	Ensuite Bath	5 Pc
Basement	Rec Room	33.6 x 20
Basement	Bath	13.3 x 10.8
Basement	Craft Room	13.6 x 16.2
Basement	Media Room	13.3 x 12.2
Basement	Storage	13.5 x 44

Nearby Schools

Trenton Elementary School : 4.9 KM

Trenton Middle School: 5.3 KM

North Nova High School: 11KM



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First Floor



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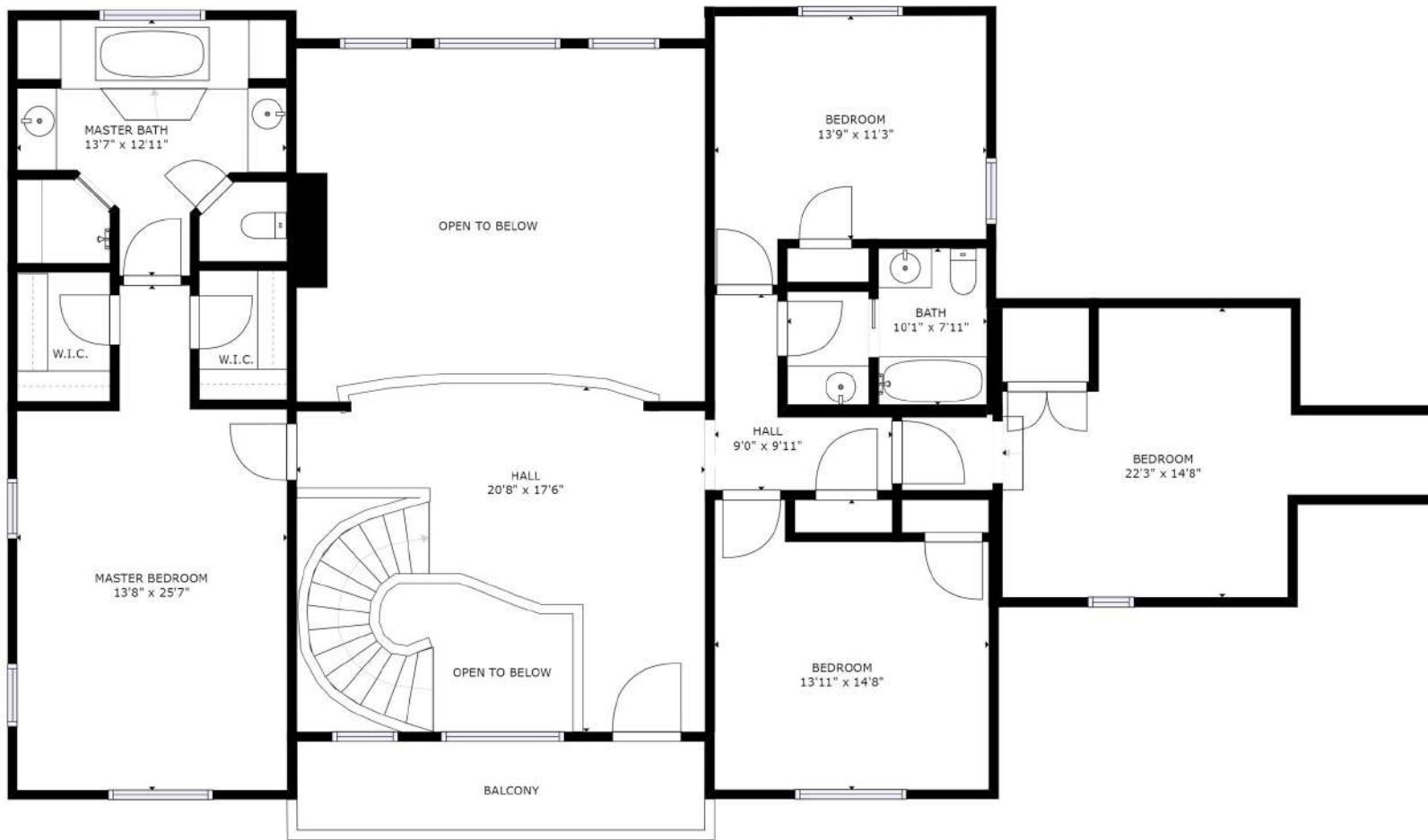


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Second Floor



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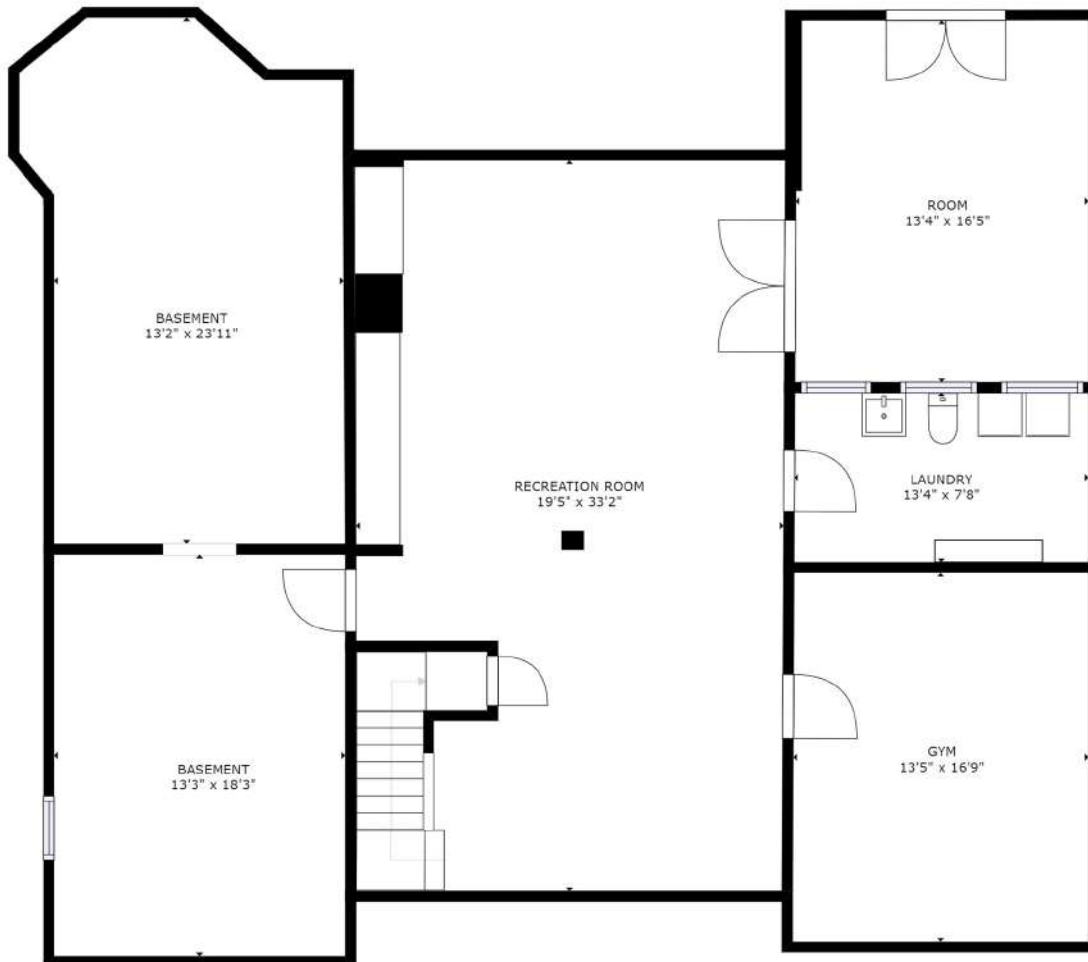


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Lower Level

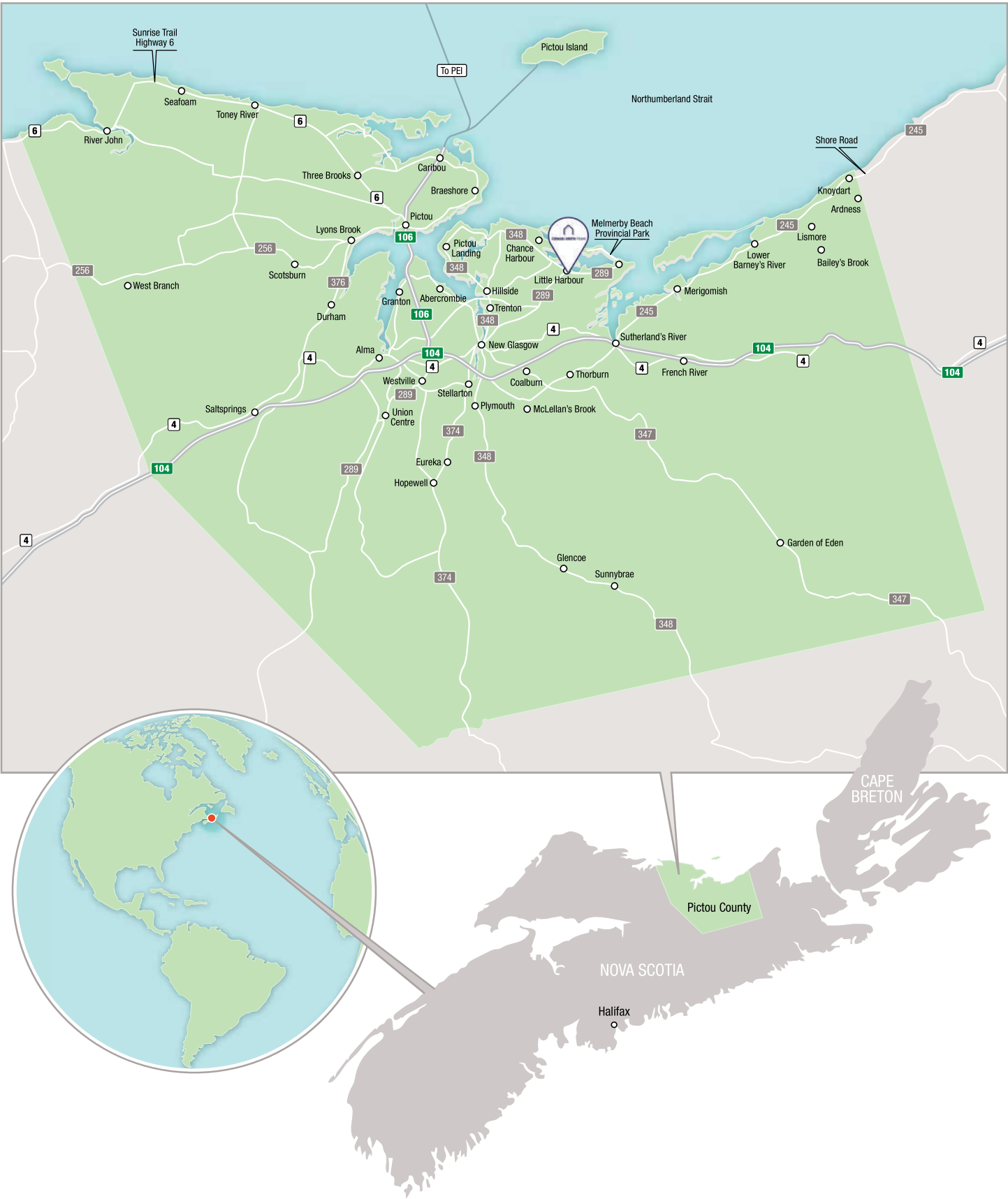


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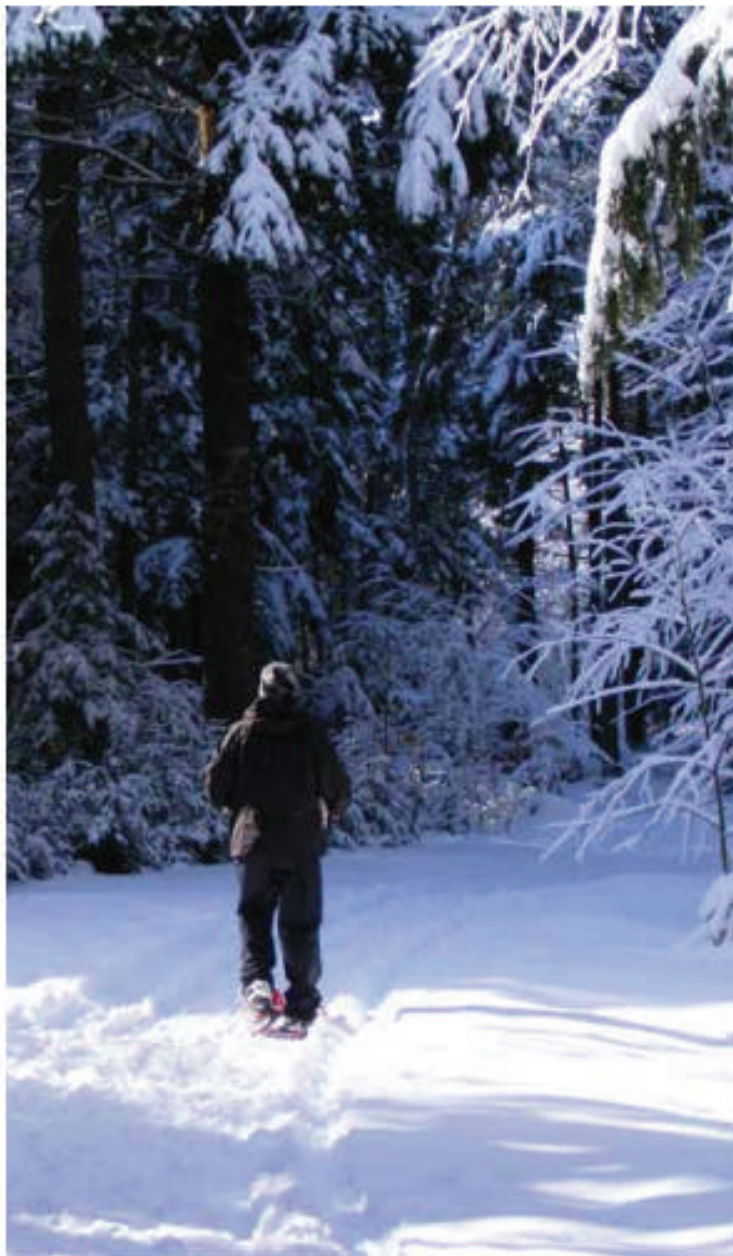
PICTOU COUNTY, NOVA SCOTIA





POPULATION: 2,474

TOWN OF TRENTON



SNOWSHOEING IN TRENTON PARK

Trenton was built by industry starting with shipbuilding, later leading to the manufacturing of steel, railcars and glass. In 1883, the first pouring of steel in British North America took place in Trenton.

Today, Trenton is home to a post office, pharmacy, a library, the Trenton Heritage Room, convenience stores, three restaurants and other services, mostly located along Main Street. Trenton has two ball fields, the Scotia Park ballfield and the Eban MacIsaac Ball Field, a skateboard park, tennis courts, youth centre, the Albion Boxing Club, Steeltown Friendly Group Seniors Club and the Trenton Minor Sports Community Centre which hosts a variety of events such as the Pictou County Seniors Festival, roller derby races, hockey, skating and more. Featured on Main Street is Trenton Station, a covered outdoor space used for special events and markets.



DID YOU KNOW?

In 1883, the first pouring of steel in British North America took place in Trenton

LEARN ABOUT TRENTON'S INDUSTRIAL HISTORY AT THE VARIOUS MONUMENTS AND HISTORICAL PANELS DOWNTOWN, AND AT THE TRENTON HERITAGE ROOM

POPULATION: 3,186



TOWN OF PICTOU

The Birthplace of New Scotland, and all things related – food, music, architecture, language, genealogy and ties to the sea.

The summer breeze carries the sound of local pipe and drum bands. Pictou boasts a beautiful waterfront with the Jitney Walking Trail, marinas, a yacht club, year-round restaurants with water views and seasonal patios. Enjoy learning about the rich fishing industry at the Pictou Fisheries Museum, or our Scottish heritage at the Hector Heritage Quay and visit the replica Ship *Hector*. Visit the nearby McCulloch House Museum and Genealogy Centre for historical and art displays and exhibits or trace a family tree using their archives and genealogical information.

The Pictou Lobster Carnival is an annual event marking the end of lobster season, and in the fall, enjoy the Pictou North Colchester Exhibition, a local rural fair featuring agriculture events, local music and entertainment for all ages.



The deCoste Performing Arts Centre is one of the finest venues for the performing arts in Eastern Canada, hosting concerts, conventions, awards banquets, business seminars, wedding receptions, food fairs and craft shows. Across the street, with products recognized around the world for their beauty, balance and quality, you will discover Grohmann Knives among several other shops and services in downtown Pictou.

In winter, you can head for a skate or enjoy a hockey game at the Hector Arena, or give curling a try at the local club. In summer, enjoy the nearby beautiful beaches, and camping.

If you are a swimmer, head for a dip (or a deep dive) at the Pictou Fisheries Pool, a recreational pool facility offering swimming lessons, competitive swimming programming, and a variety of safety and training courses.

Pictou Recreation and Parks offers a variety of sporting and recreational programs for all ages – from tai chi, to swimming, tennis, soccer, badminton and photography classes – there's always lots to choose from to stay social and active year-round.



FOUNDED IN 1891, AND HEADQUARTERED IN PICTOU, ADVOCATE PRINTING & PUBLISHING IS THE LARGEST INDEPENDENT PRINTER IN ATLANTIC CANADA



PICTOU ACADEMY GRADUATING CLASS OF 2020



FACT

While crossing the Pictou Causeway you may spot a colony of cormorants, which nest on posts along the water's edge during spring and summer

townofpictou.ca



In Pictou you will discover historic **PICTOU ACADEMY** as part of the Pre-Primary to Grade 12 public schools within walking distance.

THE JITNEY TRAIL IS PART OF THE GREAT TRAIL OF CANADA

(Trans Canada Trail), the world's longest network of recreational trails, stretching over 24,000 kms passing through every province and territory connected by greenway, waterway or roadway.

WANT TO BE IN THE KNOW IN PICTOU? Subscribe to the town's newsletter at townofpictou.ca



PICTOU WATERFRONT
PHOTO: JOHN ROBERT MARSHALL

TIP FROM THE LOCALS

The Pictou waterfront is the perfect spot to enjoy an evening walk, finished with an ice-cream cone and beautiful water views



PHOTO: TOURISM NOVA SCOTIA



DECOSTE PERFORMING ARTS CENTRE | PHOTO: JOEL COCK

We are proud of our communities
and we welcome our guests to
experience what we get
to live every day

FESTIVALS AND EVENTS

Visit coastalnovascotia.ca for details on local events and festival



PICTOU-NORTH COLCHESTER EXHIBITION | PHOTO: THE PICTOU ADVOCATE



THE JUBE – NEW GLASGOW MUSIC JUBILEE | PHOTO: TOURISM NOVA SCOTIA

An exciting selection of varied and year-round events in Pictou County may well be one of Nova Scotia's best-kept secrets. Steeped in cultural richness, Pictou County is waiting to welcome you to the "Birthplace of New Scotland" and is always looking for reasons to celebrate. From the skirl of the bagpipes to celebrations of art, food, and music, the County is host to events of all shapes and sizes. Whether your tastes lean towards cultural performances, sporting events, or anything in between, we have something for you to enjoy most weeks of the year. Our performing arts centres at Glasgow Square Theatre and the deCoste Performing Arts Centre are year-round venues that offer a wide variety of entertainment for the whole family. Many towns and small communities in Pictou County host a homecoming at some point throughout the year where past residents come home to rekindle friendships and to welcome visitors to live like a local. We are also home to premier sporting facilities that have the capacity to host events from regional tournaments to national and international championships. If you want a parade or a car show we have those, too. A beer garden or a golf tournament? We host it! No matter your taste, we've got you covered. Keep an eye out for our signature spring and summer events: enjoy succulent local lobster while wandering the waterfront at the Pictou Lobster Carnival; listen to world-class musicians at the multi-day outdoor New Glasgow Music Jubilee; stop to take in Westville's Canada Day events, one of the longest standing celebrations in Nova Scotia; bring the family to the Trenton Funfest, dedicated to honouring the Steeltown's history, or Stellarton's Homecoming, which lauds old-fashioned family fun; or be welcomed and experience Pictou Landing First Nation's traditional annual Mawio'mi. We are proud of our communities and we welcome our guests to experience the north shore lifestyle we get to enjoy every day.



DECOSTE PERFORMING ARTS CENTRE



PINTY'S GRAND SLAM OF CURLING EVENT | PHOTO: BARBARA RAYMONT



FESTIVAL OF THE TARTANS | PHOTO: STEVE SMITH



COOKED LOBSTER



PICTOU LANDING MAWIO'MI | PHOTO: BRIAN CAMERON

THE OCEAN IS CALLING YOUR NAME

In Nova Scotia, no matter where you are, you're never more than 67 kilometers from the ocean, and in Pictou County, you're even closer.

In summer along the Northumberland Shore, you'll find some of the warmest salt water north of the Carolinas, making our beaches the perfect place to swim, walk, search for shells, relax with your feet in the sand or snap that perfect photo of sunrise or sunset. In winter, a brisk walk along the beach (bundled up of course) can be a great way to get fresh air. On rare occasions, when the temperatures are cold enough, you can even skate on the ocean, and our ponds.

PROVINCIAL BEACHES AND PARKS

Check out the list of our local beaches and parks (with some local tips) on page 75.

OTHER WATERWAYS

Enjoy many year-round waterways by exploring one of our lakes, rivers or streams. Whether dipping your toes in the cool water or trying your hand at catching supper, you will enjoy the opportunities that come with living near the water. Many of our walking trails have water nearby with places like the Samson Trail in downtown New Glasgow, the Jitney Trail in Pictou, the Hopewell Footbridge (one of the last wooden footbridges in Canada) or Trenton Park.



MELMERBY BEACH | PHOTO: ANGELA TURNER

A favourite activity is hunting for beach glass, pieces of broken bottles that have been etched and worn smooth by the waves then washed ashore. People love finding these treasures, and the added challenge of finding unique colours, shapes and sizes.





Interested in conservation and water activities? Connect with the Pictou County Rivers Association



BIG ISLAND | PHOTO: JOEL COCK



PHOTO: DR. GERRY FARRELL



RUSHTON'S BEACH | PHOTO: BRIAN CAMERON



MIDDLE RIVER | PHOTO: LIZ WILSON



TONY RIVER WHARF | PHOTO: DR. GERRY FARRELL

THE GREAT OUTDOORS



SNOWSHOEING IN TRENTON PARK | PHOTO: CRYSTAL MURRAY



ABERCROMBIE GOLF AND COUNTRY CLUB | PHOTO: MICHELE SMITH



PHOTO: BOB MACEACHERN

Our largest playground here in Pictou County is the great outdoors with adventures and experiences to suit all activity levels and lifestyles.

Playgrounds, swimming, skate parks, and trails for walking, biking, hiking, running, skiing, Nordic walking and snowshoeing – you name it, we have places for it in our natural playground. Plus, we have snowmobiling, outdoor gym equipment, splash pads, golfing, boating, horseback riding and much more, all ready and waiting for you to take in.

HIT THE TRAILS

For a full list of our incredible network of trails visit highlandconnect.ca, or check out the Pictou County Trails Association on Facebook, that organizes activities like guided hikes and trail builds.

HEAD OUT FOR A BIKE RIDE

Pictou County is cycle-friendly, with a large network of cycling routes and groups. You can take a leisurely cycle on our roads or trails, or connect with local cycling groups to push yourself and find some cycling pals.

TIP FROM THE LOCALS We recommend checking in with Pictou County Cycle on Westville Road, or with the Pictou County Y Tri-Club for fun-focused fitness training for triathlons.

When you're exploring the outdoors, make sure to respect our natural habitat and wildlife. Learn more about local animals and tips on page 76.

PROVINCIAL PARKS AND BEACHES

TIP FROM THE LOCALS

There's a fresh water spring in Greenhill where you can fill up your water bottles (use at your own discretion)

We're fortunate to have access to an array of beautiful provincial parks managed and maintained by the Province of Nova Scotia, ensuring that important natural areas continue to thrive. Here are some of these treasured locations in our community:

BIG ISLAND BEACH

A beautiful drive and lovely beach that's usually not too busy. Located down the road a bit is Lismore Beach – a sandy sanctuary and well-loved local spot.

GREENHILL PROVINCIAL PARK

Stunning views and peaceful surroundings. We asked locals to name the best place to snap a photo in Pictou county, and this was the #1 spot. (See more snap-worthy spots on page 84.)

MELMERBY BEACH (aka THE MERB)

A gorgeous 2-kilometre beach with boardwalk access. Supervision and change houses/washrooms are available during July and August.

TIP FROM THE LOCALS There is a great community-maintained trail called Roy's Island, located at the end of the Merb's third parking lot.

RUSHTONS BEACH

A gem on the cusp of the Pictou County and Cumberland-Colchester line which includes picnic grounds, toilets and change facilities.

CARIBOU/MUNROE'S ISLAND

Beautiful beach, great for swimming, a nice walk and nearby hiking. Co-located with a campground and close to the PEI ferry.

WATERSIDE BEACH

Boardwalk access with a smaller but less crowded beach and warm waters.

POWELL'S POINT

Rock and sandy beach, not ideal for swimming but great for exploring and kayaking – it has a small spot for a boat launch. Lots of spots to enjoy a picnic.

TIP FROM THE LOCALS If you go at the right time, you can look for starfish.

SALTSPRINGS PROVINCIAL PARK

Enjoy the lush greenery, and a picnic along the beautiful West River.

NEIGHBOURING FAVOURITE: ARISAIG

Explore rock cliffs, waterfalls, head for a swim, enjoy nature, the beautiful walking trails, unique rock formations and look-offs.

To explore amenities, more photos and learn about other provincial parks in Nova Scotia visit parks.novascotia.ca

Our local parks also offer a variety of activities, some with playgrounds, picnic tables and benches, and lots of places to relax and enjoy the outdoors:

- Acadia Park, Westville
- Allan Park, Stellarton
- Bissell Memorial Park, River John
- Broidy Park Playground, Pictou
- Carmichael Park, New Glasgow
- Colonel Dan Sutherland Memorial Park, River John
- Goodman Rotary Park, New Glasgow
- Iona Park, Hopewell
- Laurie Peace Park, New Glasgow
- Trenton Park, Trenton
- Westray Miners Memorial Park, New Glasgow



SALTSPRINGS PROVINCIAL PARK | PHOTO: JOEL COCK



JITNEY TRAIL, PICTOU



TOP 10 GREAT THINGS ABOUT PICTOU COUNTY

1 Safe
communities

5 Welcoming
and collegial
people

2 Affordable
cost of living

6 Year-
round indoor
and outdoor
recreation,
events and
activities

9 Close
to airports,
ferries and
neighbouring
provinces

3 Great
schools and
passionate
educators

7 Fresh
seafood and
a variety of
cuisines

4 Special
supports for
families with
special needs

8 Opportunities for
youth employment
and recreation

10 A sprawling
coastline with the
warmest salt water
north of the Carolinas