

\$1,385,000 - 3361 West Bay Rd., St. Georges Channel, West Bay

MLS® #202420861

\$1,385,000

3 Bedroom, 3.00 Bathroom, 3,585 sqft
Single Family on 2.34 Acres

West Bay, West Bay, Nova Scotia

Brand New Luxury Home in Stunning Location, Minutes from Dundee Golf Resort Discover this brand new residence, meticulously built to the highest standards. A beautiful design with high functionality, environmentally conscious, and energy-efficient, with an Energy Guide rating that surpasses code by 51.4%. At the heart of this home is a gourmet kitchen featuring two propane stoves equipped with convenient pot fillers, a spacious pantry, and pull-out shelves. Every detail has been considered, including cupboards with built-in lighting that automatically turns on and off as you open and close the doors. The home features ductless heat pumps that double as air conditioning. All zones are Wi-Fi-enabled, allowing you to adjust settings to your personal needs. The house is wired for solar panels and includes a backup propane generator, ensuring uninterrupted comfort. The open-concept living space is filled with natural light, enhanced by Polytec windows and doors. The large primary bedroom boasts a beautiful ensuite bathroom, while the living room offers incredible views of the water through large panoramic windows. Patio doors lead to a spacious deck overlooking the lake, with a staircase that descends to the lower level. Here, you'll find a large patio designed for a hot tub, with all necessary connections in place. The lower level features a large family room with panoramic windows and patio doors



facing the lake, two bedrooms, and a modern bathroom. The highlight is an incredible home theater with its own kitchenette. The heated garage is wired and includes two oil interceptors, a tiled dog wash station and is wired for two electric car fast charging stations. Everything is in place for a security video system. This brand new house offers an extensive list of special features, available upon request. Don't hesitate to ask for a viewing this is a truly stunning property in an exceptional location, offered below construction cost. Check out the 3D video + aerial vid (id:6289)

Essential Information

Listing #	202420861
Price	\$1,385,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	3,585
Acres	2.34
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3361 West Bay Rd., St. Georges Channel
Subdivision	West Bay
City	West Bay
Province	Nova Scotia
Postal Code	B0E3K0

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Beach
Features	Wheelchair access
Parking	Attached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2

View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Cooktop, Cooktop - Propane, Oven, Oven - Propane, Range, Dishwasher, Dryer, Dryer - Electric, Washer, Microwave, Refrigerator, Wine Fridge, Water softener
Cooling	Central air conditioning, Heat Pump
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl
Exterior Features	Landscaped

Listing Details

Listing Office	Cape Breton Realty
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