

# \$1,395,000 - 66 Beach Hill Road, Kingsburg

MLS® #202505326

**\$1,395,000**

3 Bedroom, 3.00 Bathroom, 2,506 sqft

Single Family on 1.09 Acres

Kingsburg, Kingsburg, Nova Scotia

Kingsburg's Beach Hill in Nova Scotia is known locally as one of the most beautiful, oceanfront headlands in Atlantic Canada. This unique custom designed, fuel efficient ( Geothermal ), three level, contemporary home, with its floor to ceiling windows, stunningly captures the panoramic southwest-facing views over Hirtles Beach and beyond to Gaff Point. As one enters the home, you are immediately drawn to the views. Next your eyes will notice the bespoke-design of the Paralam staircase which adds texture and warmth to this inviting space. The main level consists of an open-concept, living-dining-kitchen area enveloped by the two-story height, commercial-grade windows that bathe the space in natural light. Garden doors provide access to a large patio perfect for evening dinners - with the sunset as your backdrop. A spacious bedroom with an ensuite, located near the laundry and rear entry off the garage is a well considered design for easy access. As one moves to the upper level, a modern, open loft reveals itself with a unique and light-filled dramatic ensuite still with a view to the ocean neatly captured between the mirrors. Also at this upper level, a large walk-in closet and two smaller rooms function as either office or den and a large rear deck that offers privacy for the primary bedroom loft suite. In the lower level there is a utility room and large storage room along with a third bedroom and generous family room - both of which open onto the patio to ensure



easy entertaining for family and friends. A double width attached, heated garage is deep enough to allow for a third vehicle or additional storage. This home provides direct waterfront access to Hirtles Pond and is easy walking distance to Hirtles Beach and Gaff Point. Only five mins to the local institution known as the "The Rose Bay General Store and Bistro " and 20 mins to the UNESCO Town of Lunenburg and just under 90 mins to the city of Halifax and the Airport. One sunset and you will never leave. (id:6289)

**Essential Information**

Listing #	202505326
Price	\$1,395,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,506
Acres	1.09
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

**Community Information**

Address	66 Beach Hill Road
Subdivision	Kingsburg
City	Kingsburg
Province	Nova Scotia
Postal Code	B0J2X0

**Amenities**

Amenities	Place of Worship, Beach
Parking	Attached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2
View	Lake view, Ocean view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Cooktop - Propane, Oven, Dishwasher, Dryer, Washer, Freezer, Microwave, Refrigerator, Water purifier
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

## Exterior

Exterior	Steel, Stucco
Foundation	Concrete Block, Poured Concrete

## Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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