

# \$1,799,000 - 35 Sea Oaks Lane, Martins Point

MLS® #202505514

**\$1,799,000**

3 Bedroom, 4.00 Bathroom, 5,697 sqft

Single Family on 2.25 Acres

Martins Point, Martins Point, Nova Scotia

SEA OAKS. Inviting, thoughtfully designed and meticulously maintained 3 bedroom, 3 1/2 bath oceanfront home with outstanding ocean views, includes an upscale guest cottage, 2 acres to call one's own, and 197' of direct oceanfront, suitable to add a wharf and explore the many islands of Mahone Bay including famous nearby Oak Island. Features include fibre optic high speed internet, solid oak hardwood floors throughout the main and upper level, vaulted and tray ceilings, two wood burning fireplaces in the main house and a propane fireplace in the guest cottage, gourmet kitchen with solid cherry cabinets, granite counters and backsplash, pantry, formal dining room that easily seats 10, delightful four season sun room that leads to a generous oceanside deck for entertaining and fenced yard. The main floor includes a luxurious primary suite with beautiful ocean views to watch the full moon reflections glisten over the ocean; a main floor office, and a guest bedroom with ensuite and which opens onto a covered deck sitting area. A third guest bedroom on the lower level has an ensuite and accesses the garden area via French doors. The upper level media room with skylights and surround sound, is a great place to chill out after a busy day, or head down to the amazing games room on the lower level and cosy up to a fire or shoot a game of pool. For the home hobbyist, there is a well equipped workshop and a well organized craft room. The upper level guest house is set apart from the main



house, has a spacious deck to enjoy the ocean views and would make an ideal Air BnB option or overflow for guests. Enjoy serene country seaside living conveniently located between Chester and Mahone Bay in Martins Point, an hour from Halifax and Stanfield International Airport. Must be seen to really be appreciated. (id:6289)

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202505514     |
| Price          | \$1,799,000   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 5,697         |
| Acres          | 2.25          |
| Year Built     | 2002          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Contemporary  |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 35 Sea Oaks Lane |
| Subdivision | Martins Point    |
| City        | Martins Point    |
| Province    | Nova Scotia      |
| Postal Code | B0J1E0           |

**Amenities**

|               |                                 |
|---------------|---------------------------------|
| Amenities     | Shopping, Place of Worship      |
| Features      | Wheelchair access               |
| Parking       | Attached Garage, Garage, Gravel |
| # of Garages  | 2                               |
| View          | Ocean view                      |
| Is Waterfront | Yes                             |
| Waterfront    | Waterfront on ocean             |

## Interior

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Central Vacuum                      |
| Cooling      | Central air conditioning, Heat Pump |
| # of Stories | 2                                   |
| Has Basement | Yes                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Wood siding     |
| Exterior Features | Landscaped      |
| Foundation        | Poured Concrete |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Engel & Volkers (Chester) |
|----------------|---------------------------|



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