

\$775,000 - 647 Blue Rocks Road, Garden Lots

MLS® #202517072

\$775,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft
Single Family on 1.12 Acres

Garden Lots, Garden Lots, Nova Scotia

This beautiful home boasts a rare combination of historic features and modern amenities. Preserved features include random width, wide plank hardwood floors and exposed beams. A painstaking 5-year top-to-bottom restoration was completed in 2012. Features of modern living include 400 amp electric, a multi-zoned, hot water radiant heating system with thermostats in all rooms, all new plumbing, new windows and insulation, metal roof, and full walkout basement with concrete floors and radiant heat. All appliances were purchased in 2021. A new septic field on the east side of property was installed in Spring 2024. The interior of this 260-year-old farmhouse is flooded with brilliant natural light thanks to its perfect southerly aspect elevated above the road and facing the Atlantic Ocean across tidal marshes. Windows on all sides ensure summer breezes and plenty of sunshine. Enjoy the main living area with master bedroom and recently renovated ensuite tucked privately into the back corner of the house. Next to the master bedroom, there is a large room with French doors opening to a side deck and gardens, currently used as a music room, but with endless possibilities. Master Bath renovated in 2024 new walk-in shower, vanity with pure white marble top. New electric heater was installed February 2025 (first floor and basement have in-floor radiant heat and second floor has baseboard heat) to preserve the beautiful, beamed ceilings. There are three outbuildings on this property - Shed and



greenhouse in South corner, with new floor in greenhouse in 2024. The main floor also boasts a pretty country kitchen open to a large dining area with wood-burning fireplace. Adjoining is a sunny living room and a handy main floor laundry room with half bath and closet. A unique feature about this great home is the Heritage Wall, an exposed section of the original exterior wall in the living room showing builders markings and a shadow box with information about its construction (id:6289)

Built in 1765

Essential Information

Listing #	202517072
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,200
Acres	1.12
Year Built	1765
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	647 Blue Rocks Road
Subdivision	Garden Lots
City	Garden Lots
Province	Nova Scotia
Postal Code	B0J2C0

Amenities

Features	Sloping
Parking	Gravel
View	Ocean view, View of water

Interior

Appliances	Cooktop - Electric, Oven, Oven - Electric, Range - Electric, Dishwasher, Dryer, Dryer - Electric, Washer, Microwave, Microwave Range Hood Combo, Refrigerator
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Engel & Volkers (Lunenburg)



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