

\$2,495,000 - 35 Sunnywood Road, Head Of St. Margarets Bay

MLS® #202523676

\$2,495,000

3 Bedroom, 4.00 Bathroom, 5,240 sqft
Single Family on 1.61 Acres

Head Of St. Margarets Bay, Head Of St. Margarets Bay, Nova Scotia

Discover this exquisite oceanfront estate that has been meticulously maintained and continuously upgraded, ensuring a perfect blend of elegance and comfort spanning 5240 sq. ft. plus a guest house. This home is ideal for both active families and entertaining. The expansive games room boasts stunning views of the pool and cove, creating an inviting atmosphere for gatherings. The kitchen is magazine-ready, featuring a well-thought-out design that caters to culinary enthusiasts. Boasting a 20-foot dining room, it comfortably accommodates 14 or more guests, perfect for memorable dinner parties. Adjacent to the kitchen, you'll find a cozy family room that offers a relaxed setting, along with a more formal living room that provides additional space for socializing. These rooms in the home showcase breathtaking views of your private wharf in the protected Cove. Upstairs, indulge in the decadence of the primary bedroom, featuring a walk-in closet, a spacious ensuite, and a comfortable sitting area. This sanctuary also includes a private balcony, perfect for stargazing on tranquil evenings. The manicured grounds highlight the pool with a gazebo. Additionally, the estate includes a detached guest house with a bath, along with an oversized double garage, all nestled within 1.6 acres of serene privacy. Located minutes from shopping and



restaurants, and only 15 minutes from Halifax
,this exceptional property offers the ultimate
lifestyle of luxury and leisure. (id:6289)

Built in 1962

Essential Information

Listing #	202523676
Price	\$2,495,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	5,240
Acres	1.61
Year Built	1962
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Sunnywood Road
Subdivision	Head Of St. Margarets Bay
City	Head Of St. Margarets Bay
Province	Nova Scotia
Postal Code	B2Y3Y8

Amenities

Amenities	Playground, Shopping
Features	Treed, Balcony, Level, Gazebo, Sump Pump
Parking	Detached Garage, Garage, Paved Yard
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Oven, Dryer, Washer, Microwave, Refrigerator
Cooling	Heat Pump
Fireplace	Yes

of Stories 2

Exterior

Exterior Wood siding
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office Engel & Volkers



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