

## 750 Ostrea Lake Rd.



File# 245

### Beautiful waterfront custom home

**\$499,900.00 CAD**

Stunning 8 year old oceanfront bungalow featuring open concept living on the main floor with an abundance of windows to take in the spectacular views of the water. Features include cathedral ceilings on main level, cherry stained custom kitchen with granite, custom cherry stained built in cabinetry along the wall in dining area, infloor hot water heat with electric thermal storage for efficiency throughout. 60 gallon hot water tank on time of use. The home features 3 bedrooms on one level with custom built murphy bed in one room used currently as gym. Home is equipped with security camera's & custom blinds. Downstairs features another entry into large foyer, office or 4th bedroom, storage and enters into the built in garage. There is another detached outbuilding included. Huge master bedroom features large walk in closet and private 4 piece ensuite with jacuzzi tub & separate shower. Close to amenities and approx. 45 min. to Dartmouth.

Main living area sq. ft. is approx. 2004 and total including downstairs 2420. 2620 sq. ft. with the built in garage

#### Listing Agent

Anita Wintzer C: 902-499-4772 E: anita@anitahome.ca



#### Directions

Hwy 7 to Ostrea Lake Rd.



[www.anitahome.ca](http://www.anitahome.ca)

[anita@anitahome.ca](mailto:anita@anitahome.ca)

#### Dartmouth

7 Mellor Ave.

Dartmouth, Nova Scotia B3B 0E8  
P: (902) 499-4772 F: (902) 827-5515

Interested parties are encouraged to seek independent verification of facts presented herein.

#### Property Highlights

Age ±: 8

Lot Size: 1.32 Acres

Dimensions: Irregular

Zoning: MU

Assessment: 359400

Taxes:

Style: Bungalow

Bedrooms: 3

Bathrooms: 2.5

Flooring: High End Laminate, Ceramic

Heating: HW Infloor Heat

Water: Drilled Well

Sewer: Septic

Parking:

Garage: Attached

#### Rooms

Bath: 2 PC (Lower)

Dining Room: 14.6 x 8.9 (Main)

Kitchen: 15 x 8.6 (Main)

Living Room: 25.7 x 13.4 (Main)

Master Bedroom: 18 x 13 (Main)

Bedroom: 11.6 x 9.6 (Main)

Bedroom: 10.2 x 9.2 (Main)

Den/Office: 8 x 7.9 (Main)

Bath: /Laundry 4 PC (Main)

Ensuite: 4 PC (Main)

Den/Office: 9.6 x 6.6 (Lower)

Foyer/Hall: 9.5 x 8.9 (Lower)