



**Address:** 174 Stephens Road, Shelburne County, Nova Scotia

**Acreage:** 46 (Additional 4 acre oceanfront parcel available)

**Terrain:** Gentle sloping pastures to the sea

**Water Frontage:** 6000 feet MOL

**Taxes:** \$ \$4568 CND

**Heating:** Electric, propane, wood

**Water/Sewer:** Private

**Buildings:**

Barn/Loft

Downstairs: Kitchen, greenhouse, office, bath laundry, 2 car garage, additional 20 X 40 boat/RV storage

Upstairs: Kitchen, two bedrooms, two baths, dining area, office/study, studio

Total square footage: 3800+/-

Age: 5 years +/-

Farmhouse

Downstairs: Kitchen, dining area, living room, deck overlooking ocean, one bedroom, one bath

Upstairs: Bedroom, one bath

Entire structure recently renovated

Outbuildings

Boat house, garden garage



***In an era when commoditization, simplification, and standardization are the tenets of most real estate companies, The Christopher Group has chosen a different path. We limit our services to a select few and provide a level of service not available elsewhere. We invite you to learn more.***

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## Nova Scotia Oceanfront Estate

*...an artist, gardener's, and lover of the seas paradise...*



This breathtaking property of 46 acres with over a mile of water frontage features a Swiss architect designed studio finished to the highest standards. The sweeping landscape provides 270 degree views and also includes a 3 bedroom, 2 bath restored guest farmhouse, boat house, and garden garage.

The glorious beauty of the sea, the pristine solitude of a natural pond, and native landscapes of wildflowers, stone and pasture, coupled with the vision of a meticulous owner, has created one of those resplendent offerings that can truly be called spectacular!

Priced at: \$950,000 CND

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The massive stone fireplace.

The open and spacious vaulted studio features giant windows and skylights and the finest quality woods and finishes.



The vistas from the grounds are ever changing.



The expansive shore frontage, includes white pebble sand beaches as well as rocky shorelines.



The downstairs gourmet kitchen offers professional appliances and adjoins the greenhouse; from garden to table in two steps.



The dining area overlooks the pond.



View of the garden from the studio balcony.



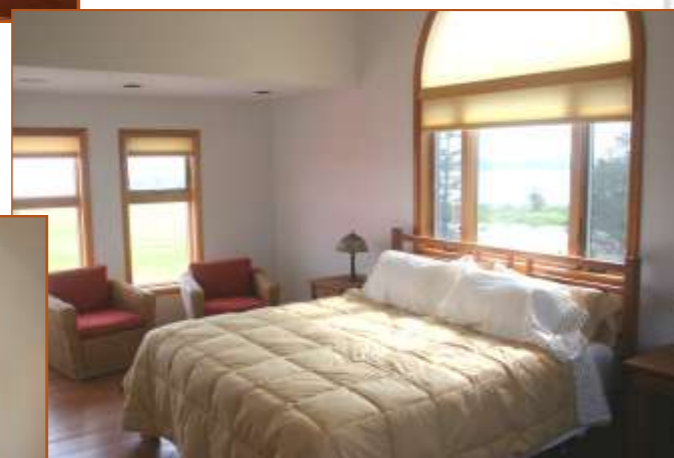
The natural geography of the property with its stunning grounds and peninsula is perfect for observing sea birds, the incoming fog, or launching the skiff.



The boat house at the peninsula point houses boating and beach gear at the waters edge.



The natural lightening of the setting is enhanced by sliding shoji doors leading to the master bedroom.



The view through the "sunbeam" windows encompasses the rock lined gardens and the natural landscape.