

ENGEL & VÖLKERS®

83 South Street  
Lockeport, Nova Scotia



2 BEDROOMS | 1.5 BATHROOMS | 1,020 SQ. FT.



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## Lockeport, Nova Scotia

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Perched in the seaside community of Lockeport, this extensively renovated bungalow offers modern luxury, smart living, and coastal charm. Thoughtfully redesigned from the studs up, this like-new home showcases exceptional craftsmanship and quality throughout, with major upgrades including electrical, plumbing, insulation, walls, windows, doors, flooring, and more.

Inside, discover effortless one level living with a bright open-concept main living area highlighted by soaring cathedral ceilings, skylights, and dramatic floor-to-ceiling windows with water views. The custom kitchen is both stylish and functional, featuring quartz countertops, premium fabuwood dovetail cabinetry, a pantry, and stainless steel LG smart appliances. Smart technology is seamlessly integrated throughout the home, featuring, creating a modern living experience. Elegant frosted glass pocket doors add both character and privacy, while integrated smart-controlled lighting inside and out brings convenience and ambiance to everyday living. French doors open to a stunning north-facing patio complete with a western red cedar pergola, ideal for entertaining guests or simply relaxing while taking in the peaceful water views. The luxurious bathroom is a showpiece, designed to impress with tile extending to the ceiling, in floor heating, mood-setting smart lighting, a walk-in rain shower, illuminated jet tub, heated medicine cabinet mirror, and temperature displayed faucet for a spa-inspired experience at home. A heated basement offers plenty of storage and potential future development options.

Outside, the low-maintenance landscaped yard is accented with garden beds and two separate driveways for added convenience. Located in the seaside town of Lockeport in walking distance to amenities, several white sand beaches, parks, trails, boat launches, a tennis and pickle-ball court, and more. Lockeport is known for its vibrant community spirit and events throughout the year, and its popular Crescent Beach.



# Property Features

- North-facing water views
- Walking distance to several white sand beaches
- Bungalow with convenient one level living
- Extensively renovated with high quality finishes throughout
- Home has been gutted and rebuilt with major upgrades including electrical, plumbing, insulation, windows, doors, flooring, and more
- Like-new home offering modern comfort and efficiency
- Open concept main living area with cathedral ceilings and floor to ceiling windows showcasing elevated water views
- Custom kitchen with pantry featuring Fabuwood cabinetry, quartz countertops, and stainless steel smart appliances
- Smart lighting system for both interior and exterior lighting
- Stylish pocket doors with frosted glass accents
- French doors lead to a north facing patio area, ideal for entertaining or relaxing while enjoying water views, sunrises, and sunsets
- Western red cedar pergola adds warmth and character to the outdoor living space
- Custom patterned stamped and stained cement slab at the patio and rear entry
- Luxurious bathroom featuring 9-foot ceilings, smart mood lighting, tile extending to the ceiling, rain shower, jet tub with lighting and waterfall features, heated illuminated mirror with 3 settings, and temperature displayed faucet
- Comfortable in-floor heating with programmable time scheduling and adjustable temperature settings
- Spacious dry basement with heated workshop offering abundant storage and future development potential
- Two driveways provide ample parking and convenience
- Low-maintenance landscaped yard with attractive garden beds and a robot lawn mower
- Located in the charming seaside town of Lockeport within walking distance to amenities, parks, trails, boat launches, tennis and pickleball courts, and several beautiful white sand beaches
- Lockeport is well known for its vibrant community spirit, year-round events, and the famous Crescent Beach





















## Lockeport / Shelburne, Nova Scotia

The town of Shelburne provides unique experiences that are rich in culture and adventure while offering places to relax and unwind in a surrounding of historic treasures, wilderness and beauty. Enjoy seaside lodging and camping, dining on fresh seafood, outdoor exploration, local brewery, historic waterfront, and storied history of the area. Visit Crescent Beach in nearby Lockeport, enjoy the white sand and to dip your toes in the Atlantic Ocean.

### Schools

Elementary School: Lockeport Elementary School

Junior High: Lockeport Regional High School

High School: Lockeport Regional High School

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