



22 BULL POINT ROAD

2 BEDS / 1.5 BATHS / OCEAN FRONT

Attention artists, nature lovers, or those seeking the tranquillity of an ocean front home.





MAIN FLOOR 948 SQFT

The main floor reveals a seamless blend of the open concept, where living, dining, and kitchen intertwine in perfect harmony.

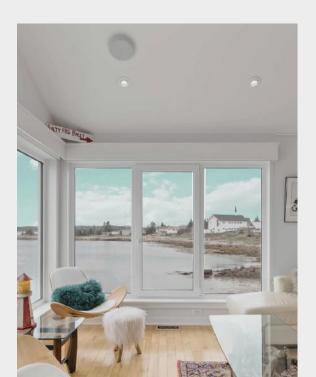
Vaulted ceilings, 9' windows, breathtaking views create an oasis of tranquility.

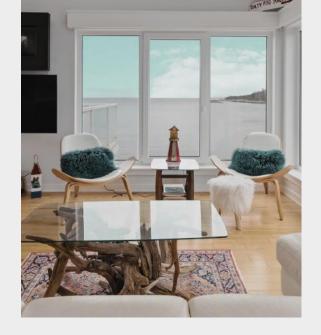
The connection between the living, dining, and kitchen is an architectural masterpiece, creating an effortless flow that marries function and aesthetics.



FEATURES

- Vaulting ceilings
- 9' Windows and Patio Doors
- Water views from all windows





HIGHLIGHTS

- Monochromatic colour pallet of to enhance the environment and not compete with it
- Custom Window Coverings
- Walk out to deck with gas hookup and spectacular panoramic views

Chefs



WE'RE OBSESSED

A RETREAT FOR THE LOVER OF THE SEA







THE KITCHEN

Custom Cabinets, Solid
Granite Counters, Custom
Chopping Block Dual Jen Air
stove gas burners with electric
convection oven, Low decible
dishwasher and RO system
direct to fridge for ice and
water. Touch taps - we love
them!

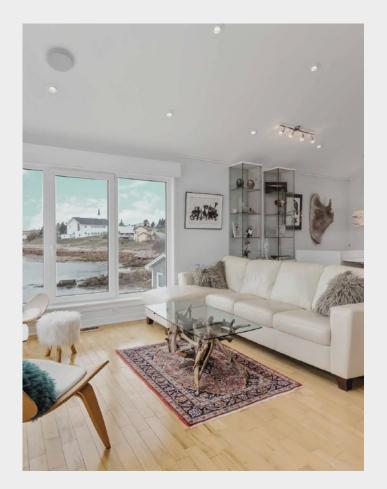
THE BALCONY

Aside from the sounds of sea, surround yourself with music with speakers connect to central entertainment system.

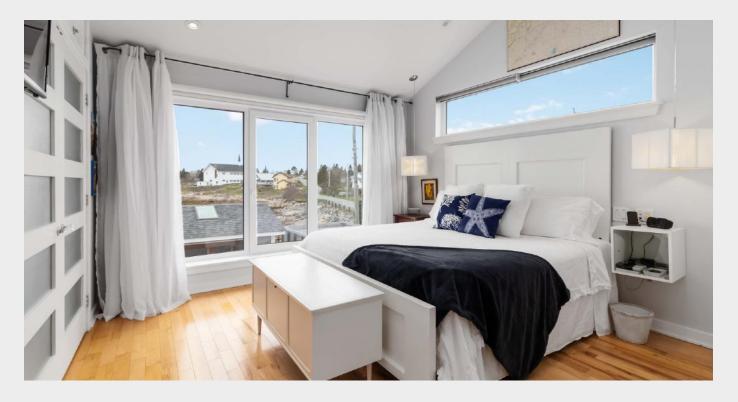
Dura deck covering, glass railings on two side and a privacy wall

THE BATHROOM

Vaulted ceilings with tiled walls featuring a couples shower with rain head shower head, In floor heat, Sound system, Custom vanity, Sun Tunnel and of course, views of the ocea while in the shower!







Primary Suite

Surrounded by Ocean Views

Step into the primary room, where timeless charm fills the air. With Vaulted ceilings and 9 foot windows you are immersed in the beauty of the ocean and the peacefulness it provides

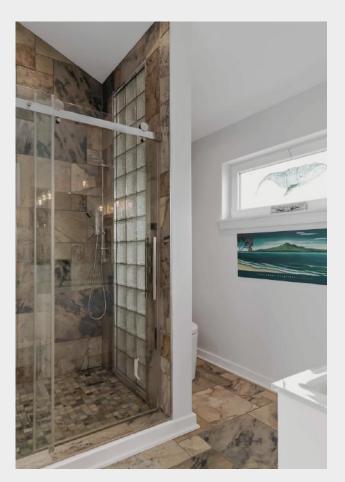
This space warmly welcomes you to discover moments of tranquility in every corner.

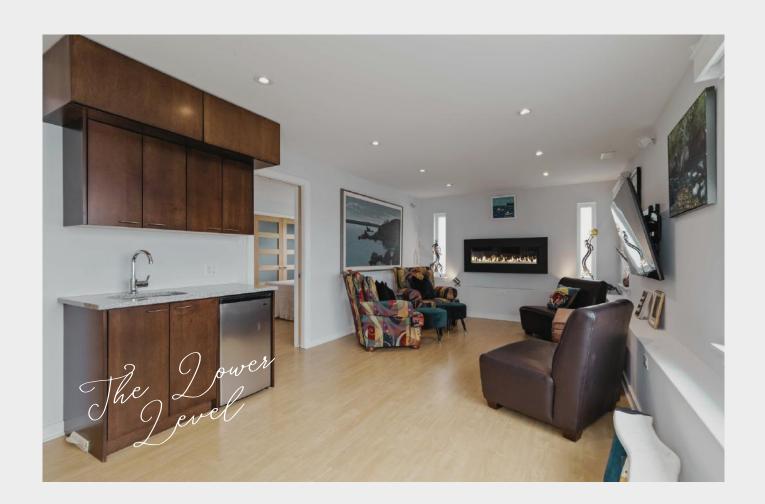




THE MAIN BATH

- Vaulted ceilings
- Couples Shower with a Rain Shower Head
- Infloor Heat and Sun Tunnel
- Custom Vanity with under counter lighting
- Ocean Views





THE LOWER LEVEL BEDROOM

- Bedroom with Murphy bed and custom cabinetry.
- One of a kind hand painted lighthouse door
- Infloor heating









WORKSHOP & MECHANICAL ROOM

Walk out

Celebrate your inner artistic desires in this well equipped workshop area which features a large workbench with bench height 15 am circuits. It has a laundry tub, special flooring, loads of storage and sturdy wooden ceiling with lighting.

The 20 amp circuit is suitable for a kiln or mig welder.

The mechanical room hosts the central vac, RO water system with UV light, heat pump, Infloor heat furnace, Caltrate & Sediment Filter, Hot Water Tank, Submersible Water pump tank, floor drain.





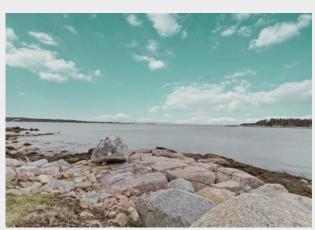






















AREA AMENITIES

WHAT'S AROUND BULL POINT



7 MINUTES

Crystal Crescent Beach



7 MINUTES

Sambro Lighthouse



8 MINUTES

Terrance Bay Wilderness Area



45 MINUTES

COSTCO



25 MINUTES

Armdale Rotary



21 MINUTES
Sobeys Spryfield

QUALITY OF LIFE SCORES

100%

CALM



RELAXATION



HAPPINESS

SCHOOLS

ELEMENTARY

SAMBRO

ELEMENTARY

JUNIOR HIGH

HERRING COVE

HIGH SCHOOL

J.L ILSLEY

HIGH





