



# Scallop Bay: A South Shore Legacy Estate

226 Crandall Road, Martins Point  
Nova Scotia, Canada



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5 BEDROOMS, 5.5 BATHROOMS | 6,896 SQ. FT. | 5.91 ACRES

1,100+ FT. OF OCEANFRONT NEXT TO THE FAMOUS OAK ISLAND

At the private, resort-style estate known as Scallop Bay, islands dot the horizon as far as the eye can see, all framed by 1,100 feet of protected shoreline.

More than a home, life here is a seamless rhythm of resort-style relaxation and absolute privacy, hidden entirely from the outside world.

Your day begins in the main-floor primary suite, where beautiful views are enjoyed directly from bed as the morning sun rises over the Atlantic ocean. Step onto a beautiful deck with glass rails to enjoy a quiet coffee as the tide changes. From there, the day unfolds at your own pace.

Scallop Bay is uniquely designed for both independent passions and effortless hosting. While you spend a quiet afternoon tinkering at the workbench in the multi-car carriage house, family or weekend guests can move at their own leisure in the self-sufficient two-bedroom guest suite above.

Wander the park-like grounds, passing manicured gardens on your way to the waterfront. Spend the afternoon sailing the pristine waters of Mahone Bay right from your private 100-foot wharf, or enjoy a relaxing swim in the heated oceanside pool, followed by a soak in the hot tub.

As evening approaches, gather everyone for a cocktail at the lower-level wet bar and games room before taking a scenic 15-minute drive into Chester or Mahone Bay for dinner. You'll return to a sanctuary of complete stillness, perhaps wrapping up the night watching the moon reflect off the water from the gazebo on the point of your private peninsula. Located just an hour from Halifax, Scallop Bay provides a rare, deeply restorative lifestyle where you never have to leave home and are still only 15 minutes to all amenities.





## Estate Overview

- 5.91 acres of private land spread across two distinct parcels
- Secondary parcel large enough for future property development
- Approximately 8,000 sq. ft. of total interior living space
- Six independent structures positioned across the property
- Southeast exposure with uninterrupted views of Oak, Squid, Quaker, Round, Mash, and Tancook islands
- Located 15 minutes from the amenities of Chester and the Town of Mahone Bay
- 1 hour commute to Halifax and Stanfield International Airport

## Exterior & Waterfront Features

- Over 1,100 feet of oceanfront on the protected waters of Scallop Cove
- Extensive granite stone walls lining the shoreline for storm surge protection
- 100-foot wharf constructed in 2009
- Three floats offering 3-foot depth at low tide and 8-foot at high tide
- Two deep-water moorings offering 9-foot depth at low tide
- Imported fiberglass in-ground oceanside pool (Size 18' x 44'. Depth 4 ft to 8 ft)
- Extensive interlocking paver stone patio
- Pool shed housing a Hayward Aquarite salt generator and solar pool heater
- 6-person hot tub spa situated under a custom pergola
- 1,300 sq. ft. Brazilian Ipe deck framed by infinity glass railings.
- 16-foot octagonal screened gazebo with operable windows
- Paved circular driveway with ample space for guest parking
- Fully developed grounds featuring rolling lawns, curated gardens and three ponds.





## Main House Interior Overview

- 6,800 sq. ft. of living space spread across 3.5 floors
- 5 bedrooms, all featuring private en-suite bathrooms
- 5.5 total bathrooms within the main residence
- Coastal Country design characterized by abundant natural light
- JELD-WEN windows and Kohler doors utilized throughout
- Two-story clearance foyer featuring a curved grand staircase
- Custom tile floor with a Scallop Bay emblem
- Double-sided wood-burning fireplace welcoming the main living space
- Open-concept layout with painted white exposed beams and vaulted ceilings
- Main level office featuring custom solid oak built-ins and trimwork
- Two sets of oak staircases descending to the lower level
- Custom craftsman window trims detailed with Scallop rosette blocks





## Kitchen & Dining

- Updated kitchen space with water views and deck access
- Quartz countertops and a solid slab quartz backsplash
- Spacious sit-up island featuring a JennAir propane cooktop
- Built-in Bosch double wall oven and microwave
- Undermounted Kohler farmhouse sink with garburetor and soap dispenser
- Quality solid oak cabinets refinished with a coastal chic aesthetic
- Custom pull-out storage drawers and a spacious butler's pantry
- Convenient powder room located near the back stairway
- Custom wrought iron spiral staircase providing quick access to the lower level





## Primary Suite (Main Floor)

- Direct ocean views and garden doors opening directly to the deck
- Large walk-in closet equipped with custom built-in shelving
- Luxurious 6-piece en-suite bathroom
- Cedar-lined personal sauna
- Custom walk-in shower featuring GROHE multi-head shower trims
- Blue quartz double vanity with chrome dolphin faucets
- Air-jet tub featuring a custom tile surround and starfish inlays
- Bidet and wall-hung toilet

## Second & Third Levels

- Second-level landing featuring a catwalk overlooking the foyer and living area
- Vaulted roof illuminated by six large skylights
- Suite 201 featuring forest views, dark beams, and whitewashed ceilings
  - 5-piece en-suite with scallop-shaped sinks, waterfall taps, and a waterjet tub
- Kids room featuring playful nautical design and a built-in oceanview bunk bed
- Suite 203 offers a private retreat with built-in under-eave storage cabinets
- Shared 4-piece Jack & Jill ensuite with an air-jet tub connecting the Kids room and Suite 203
- Third-level loft featuring two single beds and a bright skylight
  - 3-piece en-suite with a classic freestanding clawfoot bathtub and exposed chrome plumbing





## Lower Level

- Games room featuring a custom wet bar designed by Going Coastal
- Wet bar fully equipped with a dishwasher and mini-fridge
- Media room featuring a high-efficiency wood-burning insert fireplace
- Fireplace mantle detailing custom carved crab and lobster motifs
- Home gym featuring a mirrored wall and direct water views
- 4-piece bathroom featuring a custom walk-in shower with GROHE multi-head trims
- Dedicated cold storage room and wine cellar
- Laundry area featuring a stacked large-capacity LG washer and dryer
- Highly functional layout with abundant storage space for entertaining

## Carriage & Guest House

- Detached heated 3-bay garage holding up to 5 cars with power lift doors (35' x 45').
- Garage level features tiled flooring, a dedicated workshop space, and 200 Amp service
- Garage mechanicals include a forced-air furnace, fiberglass oil tank, UV light, and filter
- Self-sufficient 2-bedroom, 1.5-bath guest apartment located above the garage
- Guest House features vaulted ceilings and a private ocean view balcony (11' x 36')
- Guest House amenities include a full kitchen with a portable dishwasher, hardwood floors, pellet stove, and stacked washer/dryer
- Guest House primary bedroom features a large walk-in closet & 3-piece en-suite with a cedar-lined soaker tub



# Multi-Purpose Building

- Multi-purpose heated building on a slab with a 5-year-old roof (26' x 36')
- Features oil-fired in-floor heat, ext. Fibreglass oil tank, tile floors, and coffered ceilings
- Usable loft space ideal for a yoga studio or extra guest quarters
- Charming front veranda and porch

# Additional Buildings

- Barn with Loft: Two Bay barn with an attached greenhouse (18' x 28')
- Boathouse: Oceanside boathouse next to the wharf with a loft (12' x 16')
- Garden Shed: Located conveniently within the circular driveway for easy access (12' x 18')
- Firewood Shed: Conveniently located for dedicated dry wood storage
- Gazebo on the Point: Charming Gazebo with a panoramic view overlooks the property and the magnificent sparkling waters and islands of Mahone Bay

# Structural & Mechanical Features

- Arlington Timber Frame Post and Beam construction (built 1998)
- Cedar shingle exterior siding with painted brick underneath the decking
- Roof shingles and three Kohler garden doors updated in 2016
- Roth fuel tank and an oil-fired furnace with 9 distinct in-floor heating zones
- Tiled concrete in-floor radiant heat on main and lower levels
- Hot water baseboards installed on the third level
- Generac propane backup generator with transfer switch
- Supplementary solar domestic hot water system
- Stainless steel 7-foot hot water tank
- HRV air exchange system
- Two central vacuum systems
- Fully monitored alarm system
- Two dug wells equipped with a UV light and filtration system
- Exterior propane hookup for BBQ
- Underground power lines and Bell Fibre Op internet connectivity
- Separate 200 Amp services into the Main House and Guest House/Garage



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