



THE NEST

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Welcome to Bowen's Brook Ocean Estates, a luxury development facing Deep Cove, Nova Scotia. Just minutes from all the amenities that Chester has to offer and a mere 40 minutes from Halifax this oceanside community is going to be one of a kind and truly spectacular. Never before has Nova Scotia seen a development of this caliber along the ocean.

The design you see in the facsimile and floor plan is a suggestion, but not required, this neighborhood will have a cohesive look but the homes can be unique plans and designs (subject to approval by the developer).

The home you see advertised here is our "Nest" model and it is an absolutely breathtaking home with thoughtful design put into every aspect. With over 3000sq/ft of living space, and a 612 sq/ft double garage this home will command attention. Showcasing 12 foot+ vaulted ceilings in great room & sunroom, glass walls ocean facing, custom kitchen with granite countertops, finished concrete floor with in-floor heating & ducted heated/cooling via heat pump system this home will be sure to impress. "The Nest" is a home that could make you feel like you were waking up in a seaside resort everyday. Work from home? High speed internet to your home office will be an asset!

When purchasing a home with the PEAK award-winning Chester Builders, the process from start to finish is unparalleled. Whether you fall in love with this plan, want to modify it, or start from scratch, there is transparency and integrity through the entire process. There is so much more to this home and development, contact agent for more details.

Property FEATURES

TLA 3,019 sq/ft

To be showcased on lots: 22, 26 and 29

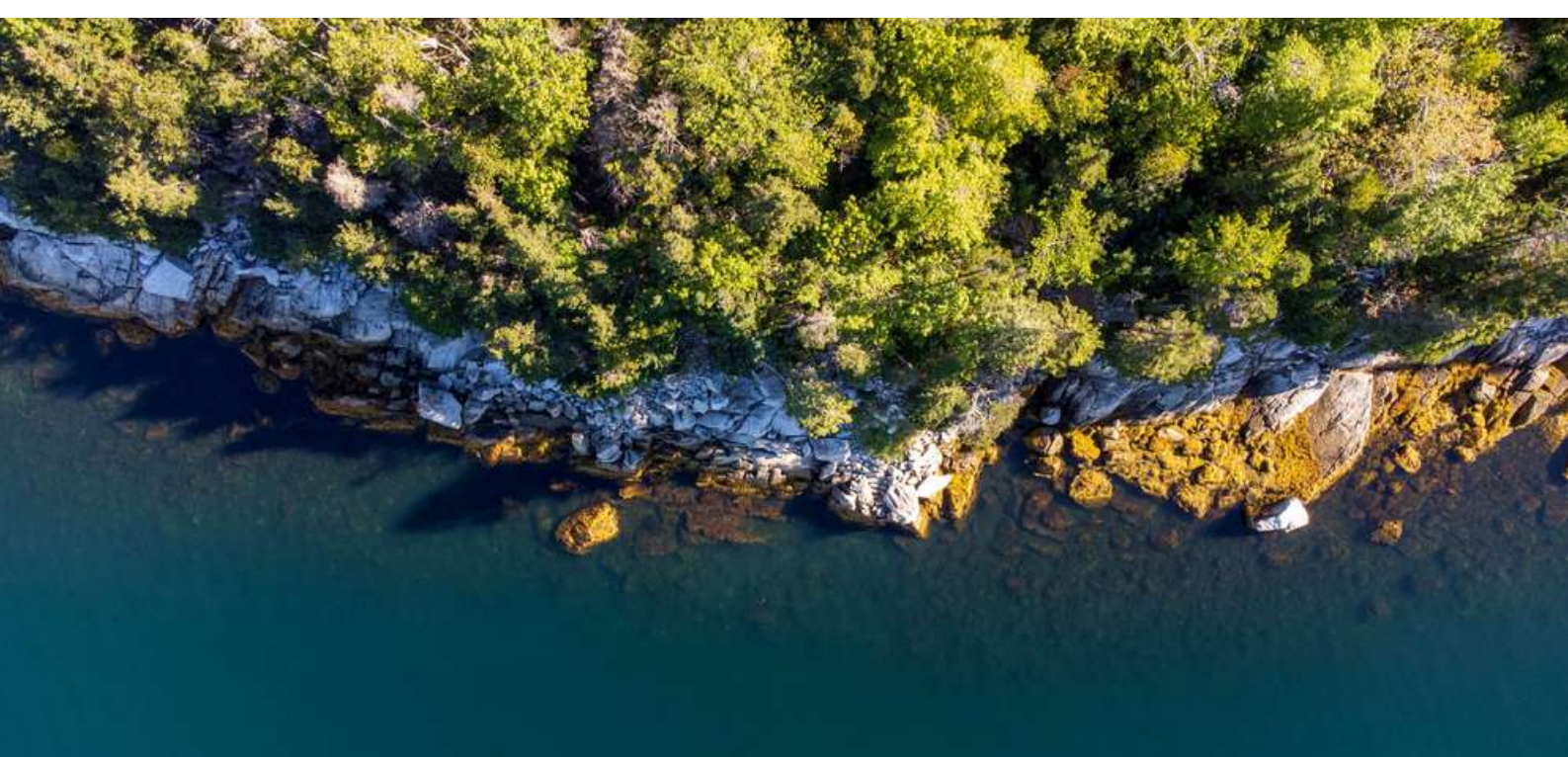
Starting from:
\$2,345,000

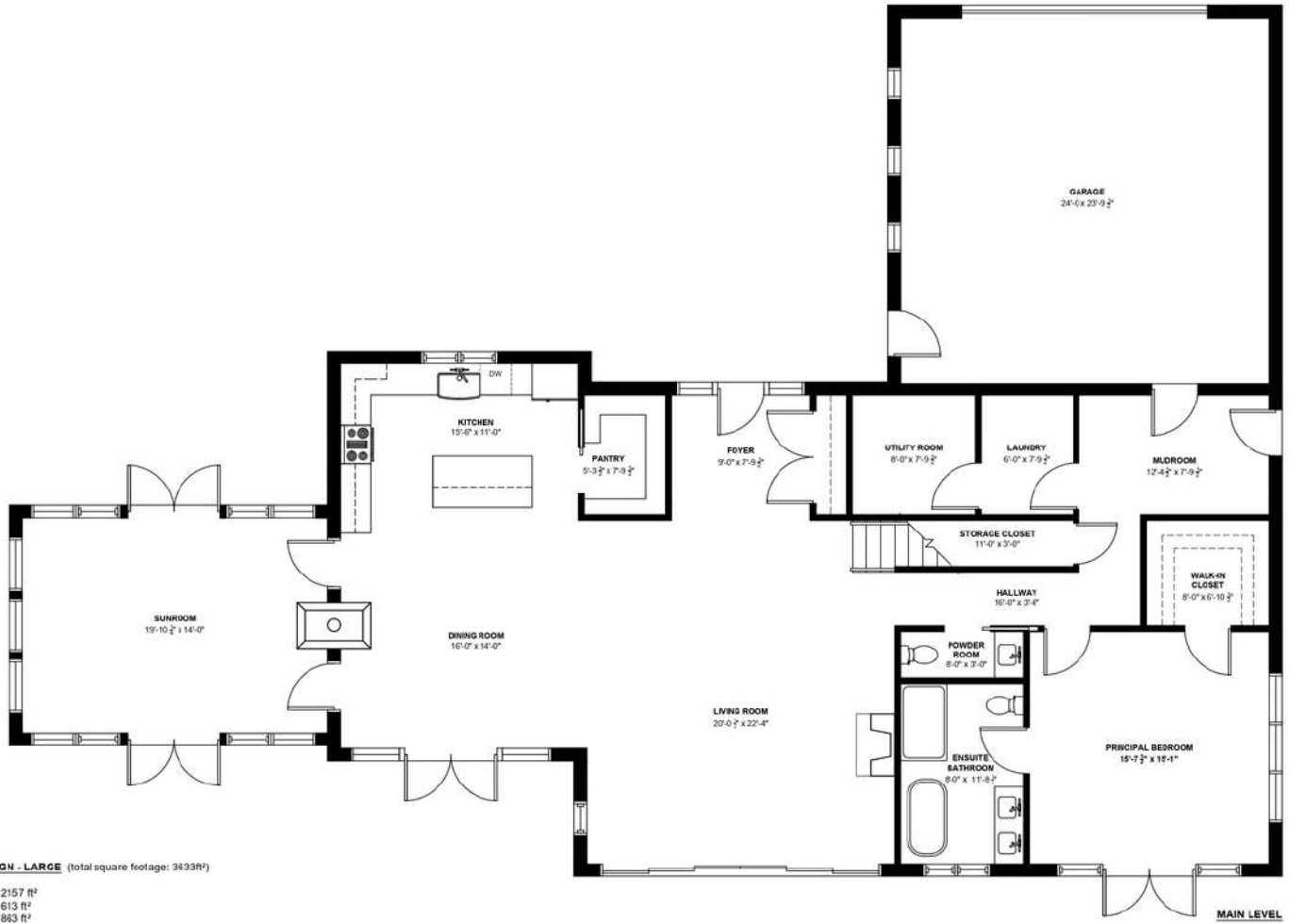
3 Bedrooms, 1 office/den | 3.5 bathrooms | 19'10 x 14 sunroom

- Large open concept kitchen – dining – living area
- Oversized windows throughout to capture extensive oceanviews and sunsets
- A resort-like atmosphere with a full oceanfront deck and entertainment area
- Over 12 feet vaulted ceiling great room and sunroom
- Custom kitchen with granite countertops and large pantry
- Finished concrete floor with in-floor heating on the main level
- Beam details on ceilings in living quarters
- High-end appliances in the entire house
- Dining living room area with wet bar
- Work from home with 2 optional offices on the second floor with breathtaking oceanviews
- Ensuite bathroom with freestanding bathtub and custom tiled shower
- Natural siding selection with wood and stone siding









CONTEMPORARY DESIGN - LARGE (total square footage: 3833R²)

Main Level: Living Area 2157 R²
Main Level: Garage 613 R²
Upper Level: Living Area 863 R²
scale 1/8" = 1'-0"

MAIN LEVEL



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UPPER LEVEL

Plot MAP



The Nest to be showcased on lots #: 22, 26 and 29

Contact Jacqui Rostek Holder updated for lot availability

 902.880.6509

 Jacqui@platinumgrouphalifax.com

House AMENITIES

Foundation	Insulated slab on Grade with 4 ft. frost walls around the perimeter
Framing	Conventional 2" X 6" lumber framing including timber framed elements
Deck	Stone deck
Windows & Doors	High-end windows from Marvin / Jeld Wen
Heating	Propane driven in floor heating on main floor, ducted heat pump on second floor
Cooling	Ducted heat pump to cool complete house
Siding	Cape Cod Wood siding and fusion stone
Roof	Torched roof
Eavestroughing	Aluminum black eavestroughing along the roof line
Electrical	Supply and install electrical wiring according to Nova Scotia building code including three data/TV outlets + generator panel
Plumbing	High end PEX Pipes installed to NS Building Code
Insulation	R20 Batts + 1" rigid foam in exterior walls and R30 batts in ceiling
Water Supply	Drilled well
Trim	Supply and installed custom trim including: <ul style="list-style-type: none"> • Flat Stock MDF trim around all windows / doors / floors • Flat stock pine trim on all window sills • Flat stock MDF on all baseboard trims • Customized trim upon request

House AMENITIES *Continued*

Stairs	Custom hardwood stairs
Kitchen and Cabinet	Custom cabinets in bathrooms and custom kitchen with quartz countertops
Interior Doors	Solid wood shaker Doors and standard door hardware
Light fixture allowance:	Designer light fixtures included
Plumbing fixtures allowance	High end plumbing fixtures (CSA approved) included
Flooring/ Tiling:	high end Hardwood Flooring throughout whole house; high end floor tile in Bathrooms and Laundry room; Custom tiled showers and tiled backsplash in kitchen and bathrooms
Fireplace	Propane fireplaces
Appliances:	High end Appliances included
Water Treatment System:	Full water treatment system included
Warranty	First Year Home Warranty by Lux Home Warranty including lifetime structural Home Warranty

Our COMMUNITY

Introducing Bowens Brook Ocean Estates, an exciting new home development on the South Shore of Nova Scotia. Superb oceanfront and ocean view building lots with southwest exposure overlooking the picturesque waters of Mahone Bay.

A short drive from Exit 7, 40 minutes from the capital city of Halifax, and under 1 hour to Halifax International Airport. Bowens Brook is conveniently situated near the Deep Cove Marina and East River Shipyards, and within 15 minutes of the historical village of Chester. Bowens Brook is located within close proximity to many of the popular attractions that the South Shore has to offer including, pristine white sand beaches, spectacular golf courses, café's, restaurants, galleries, and markets. The area is yours to discover, whether you're walking, hiking, biking, or cruising the scenic Light House Route with the top down.

Homesites will range from 1 to 2 acres, and each home location will be carefully selected to maximize privacy while capturing the spectacular year-round ocean views. Bowens Brook will feature contemporary house designs with efficient floor plans, energy-saving features, and premium construction and materials. The design of each home will be mindful of the natural surroundings with a focus on outdoor living and modern conveniences.

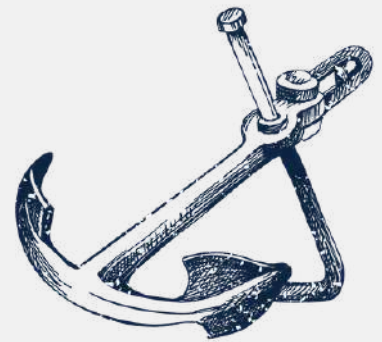
Just 15 minutes away from the historical Village of Chester

Home of the annual Chester Race Week, Canada's largest keel racing regatta, Chester is also well known for its outdoor activities including kayaking and 18-hole golf course.

Residents and guests alike continue to be attracted to the island picnics, summer yacht races during Chester Race Week, garden parties, band concerts as well as marvelous restaurants, boutiques, art galleries, and craft shops.

Places to Visit

- Graves Island Provincial Park
- Chester Playhouse
- Kiwi Cafe



• BOWEN'S BROOK
OCEAN ESTATES •



Meet THE BUILDERS



Chester Home Builders

The inspiration behind Chester Builders was driven by our desire to build the QEII Grand Prize Cottages at Skipper Hill Estates and Marina. In our first year of business, we were honoured to be awarded two prestigious Peak Awards for Most Outstanding New Home from the Nova Scotia Home Builders Association.

With extensive experience in building quality homes under tight timelines Chester Builders have entered the residential home building market. Chester Builders is dedicated to custom creations, unique to the aspirations of our clients which allows us to be fully attentive and on the building site throughout the entire design and build process.



Chester Builders has an integrated team for site development, project management and architectural design with over 20 years experience in real estate development and residential home building. Our goal is to make your dream home come true by leveraging our collective talents and creative assets while ensuring all the little details are taken care of.

Our Mission

We deliver high-quality, unique custom homes and cottages on time within budget. Our success is built upon our honesty, dependability and strong bonds within our team, trades and suppliers. With our attentive planning, effective communication, attention to detail and hands-on site management, Chester builders will make your dream home a reality!



Where we serve

- South Shore
- Annapolis Valley
- Halifax and
- surrounding area





Jacqui Rostek Holder

Associate Broker and REALTOR®

Jacqui Rostek Holder brings both professionalism and expertise to residential real estate. As Co-Founder and Team Leader of the Platinum Group, Jacqui's passion for real estate began at a young age. Her drive, determination, and hunger for success have driven her to the top 1% of her field nationwide with Royal LePage.

Entrepreneurial by nature, she became a REALTOR in 2012, building her home, and establishing her business in Bedford Nova Scotia, soon after achieving her BROKER license.

Jacqui's unparalleled knowledge and determination ensure her clients receive her full efforts, attention, and quality of service throughout the entire process, start to finish. With an undeniable, proven track record, Jacqui guarantees to secure you a profitable and positive experience when choosing to trust her with your transaction.

Bedford has become Jacqui's home away from home. Beyond the tagline, she lives here, she sells here, her family has grown here, having her business in Bedford means the world to her.

W. Rostek
THE REALTOR®

PLATINUM
— GROUP —

ROYAL LEPAGE

Atlantic
GO BEYOND

THE NEST

let's get in touch

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