



MLS Client View - RESIDENTIAL

MLS #	201611509	Number of Bedrooms	4
PID #	60176930	Master On Main Floor?	
Additional PID		Full Baths	0
Type	Cottage / Rec. Properties	Half Baths	2
Listing Status	ACTIVE	Building Age	65
Listing Price	\$489,000	Total Fin SqFt (TLA)	920
Selling Price		Square Footage (MLA)	920
Address	987 Hermans Island Rd	Building Dimensions	37 x 25
Address 2		Lot Size	1.24 acres
Community	Herman's Island	Garage	No
District	405-Lunenburg County	Waterfront	Yes
Sub-District	B3		
Style	Detached		

Directions to Property

Cross bridge to Herman's Island and continue on Hermans Island Rd. 600 meters after you pass the Lunenburg Yacht Club, veer to your left where the road "Y"s. Civic #987 is the very last cottage on the Hermans Island Rd. Realty sign posted.

Virt Tour URL



Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Mahone Bay	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas	200.00	Middle/Jr School	Bluenose Academy	Living Room	Main Floor	18.10 x 16.6
Water Frontage Units	Feet	High School	Park View Education	Sun Room	Main Floor	18.6 x 7.6 + 11 x 10
Zoning	RES		Centre	Kitchen	Main Floor	9.10 x 9.6
Inclusions	fridge, stove, microwave	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Bedroom	Main Floor	7.10 x 7.6
Exclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Bedroom	Main Floor	8.4 x 7.4
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	4 x 4 (2-pc)
Condo Corp #		Other	South Shore Waldorf School & Kindergarten	OTHER	Main Floor	14.3 x 10.3 Bunkie w
Monthly Condo Fee		Garage Details				
Condo Fee Includes		Parking Details	gravel parking space			
		Rental Income				
		Mini/Mobile CSA/ABS#				
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

A 'FEEL GOOD' PLACE: Special properties evoke powerful feelings...this is definitely a SPECIAL property, and the feeling is 'NOSTALGIA'. A flood of warm & fuzzy clichés will hit you the minute you step inside this cottage-by-the-shore on Hermans Island: "stepping into the past", "the way it used to be", "good old times". The actual vintage of this time capsule of cottage life is the 1950s, but the picture could as easily be a Norman Rockwell 1920s Saturday Evening Post cover. Indeed, one might even say that this cottage, when built, was a faithful re-creation of that earlier vision of family escape to the shore, or the woods for that matter. It is picture perfect in every rusticated detail right down to the open-studded walls, big beach-stone fireplace, bunk-bedded sleeping chambers and wide expanses of multi-pane porch windows framing the iconic island-dotted waters of Mahone Bay. The sepia-toned walls are a gallery for hanging photos of family events, beachcombing finds and the amateur art renderings of several generations. Tables and DIY shelves are stacked helter-skelter with books with worn covers, a reminder that a lazy autumn afternoon curled up with a good book is still one of life's great solitary pleasures. But when solitude gives way to a multitude of celebrant visitors, there's yet more accommodation to be found in the adjacent bunkie with its own WC...yep, more bunk beds. Ahh...this is the life as it was, and should be again. Can't you just feel it?

Property Features

BUILDING STYLE	1 Level	DRIVEWAY/PARKING	Gravel
PROPERTY SIZE	1 to 2.99 Acres	STRUCTURES	Dock, Wharf
BASEMENT	Crawl Space	FEATURES	Deck, Wood Fireplace, See Remarks
FOUNDATION	Concrete, Piers	RENTAL EQUIPMENT	None
EXTERIOR FINISH	Wood Siding	WATER FRONTAGE	Bay, Ocean
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
FLOORING	Softwood	LAND FEATURES	Partially Cleared, Sloping/Terraced
HEATING/COOLING TYPE	Baseboard, Fireplace		
FUEL TYPE	Electric, Wood		
WATER SOURCE	Dug		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, Telephone		



CYNTHIA DIAL - Main: 902-298-0332
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RED DOOR REALTY - 16940



List Office

RED DOOR REALTY - 16940

MLS # 201611509

List Price \$489,000

Status: ACT

Class: RE

Address 987 Hermans Island Rd

Community HERMANSI

Province NS

Postal Code B0J 2C0

Listing Office:

RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



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