

## Lot 6, Sunnybrook Heights Dr, Sunnybrook



MLS® 201612239

### *Peaceful Sunnybrook Heights!*

**\$75,000**

PEACEFUL SUNNYBROOK HEIGHTS! This level and well-treed lot enjoys good elevation and partial views of Prince's Inlet. The 1.5 acre parcel has many ideal sites for building with a gentle southerly aspect and lots of privacy amidst tall evergreens. Lot 6 includes deeded right-of-way access to the waters of Prince's Inlet where you can launch your boat and enjoy some of the finest recreational waters in Nova Scotia. And for the sailors, the Lunenburg Yacht Club is just down the road. An excellent South Shore location midway between the popular towns of Lunenburg and Mahone Bay (each about a 5 minutes' drive). The quiet Sunnybrook neighbourhood is one of the nicest seaside communities on the south shore, ideal for seasonal or year-round homes, and for families or retirees alike.



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### Property Highlights

**Lot Size:** 66,647 sq ft (1.53 acres)

**Services:** electricity, phone, high-speed internet

**Zoning:** Residential

**Assessment:** \$45,000 (2016)

**Taxes:** \$403 (2016)

### Directions

Coming from Mahone Bay or Lunenburg, follow Coastal Route-3 and at the 'Old Black Forest Restaurant' turn onto Herman's Island Rd (heading toward Sunnybrook/Herman's Island). Where the road T's as you get to the water, turn left towards Hermans Island. Drive 700 meters and just after the bridge turn right onto Sunnybrook Rd, then turn left onto Sunnybrook Heights Dr. Lot 6 is on your right. Look for the Red Door Realty sign!

### Listing Agents

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