

Virt Tour URL

M

Closing Date

General Property Information: Prop Knwn As/Bdy of Water Mahone Bay

Water Frontage Meas 200.00 **Water Frontage Units** Feet RFS

Zoning Inclusions fridge, stove, microwave

Exclusions Association Fees Condo Corp # **Monthly Condo Fee** Condo Fee Includes **Elementary School** Middle/Jr School **High School**

Fr Imm Elementary

Fr Imm Middle/Jr School

Fr Imm High School

Garage Details

Other

Parking Details Rental Income Mini/Mobile CSA/ABS# Mini/Mobile Serial # Mobile/Leased Land Fees

MLS Client View - RESIDENTIAL

201611509 60176930 Additional PID

Type Cottage / Rec. Properties Listing Status **ACTIVE**

Listing Price \$489,000 Selling Price

Address 987 Hermans Island Rd Address 2

MLS#

PID#

Community Herman's Island District 405-Lunenburg County

Sub-District B3 Style

Detached

Number of Bedrooms **Master On Main Floor? Full Baths** 0 **Half Baths** 2 **Building Age** 65

Total Fin SqFt (TLA) 920 Square Footage (MLA) 920 **Building Dimensions** 37 x 25 Lot Size 1.24 acres No

Garage Waterfront Yes

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.

ROOM TYPE LEVEL ROOM

Living Room Main Floor 18.10 x 16.6 Sun Room Main Floor $18.6 \times 7.6 + 11 \times 10$ 9.10 x 9.6 Kitchen Main Floor Main Floor Bedroom 7.10 x 7.6 Bedroom Main Floor 8.4 x 7.4 Main Floor 7.10 x 7

Bedroom Bath 1 Main Floor 4 x 4 (2-pc) **OTHER** Main Floor 14.3 x 10.3 Bunkie w

School & Kindergarten gravel parking space

South Shore Waldorf

Bluenose Academy

Bluenose Academy

Centre

Sud (P-12)

Sud (P-12)

Sud

Park View Education

Centre scolaire de la Rive

Centre scolaire de la Rive

Centre scolaire de la Rive

Property Overview

Special properties evoke powerful feelings...this is definitely a SPECIAL property, and the feeling is 'NOSTALGIA'. A flood of A 'FEEL GOOD' PLACE: 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 PROPERTY SIZE 1 to 2.99 Acres **BASEMENT** Crawl Space **FOUNDATION** Concrete, Piers **EXTERIOR FINISH** Wood Siding Asphalt Shingle ROOF FLOORING Softwood HEATING/COOLING TYPE Baseboard, Fireplace **FUEL TYPE** Electric, Wood WATER SOURCE

UTILITIES Cable, Electricity, Telephone

Septic

DRIVEWAY/PARKING Gravel

STRUCTURES Dock, Wharf

FEATURES Deck, Wood Fireplace, See Remarks

RENTAL EQUIPMENT None WATER FRONTAGE Bay, Ocean

Access: Bay, Access: Boat, Access: Ocean, View: WATER ACCESS/VIEW

Bay, View: Ocean

LAND FEATURES Partially Cleared, Sloping/Terraced



SEWAGE DISPOSAL

CYNTHIA DIAL - Main: 902-298-0332 cindy@reddoorrealty.ca **RED DOOR REALTY - 16940**

List Office RED DOOR REALTY - 16940



MLS # 201611509 Address 987 Hermans Island Rd List Price\$489,000 Community HERMANSI

Status: ACT Province NS
Class: RE Postal Code B0J 2C0

<u>Listing Office:</u> RED DOOR REALTY - 16940

























Data provided by the Nova Scotia Association of REALTORS®.

MLS # 201611509

PID # 60176930

























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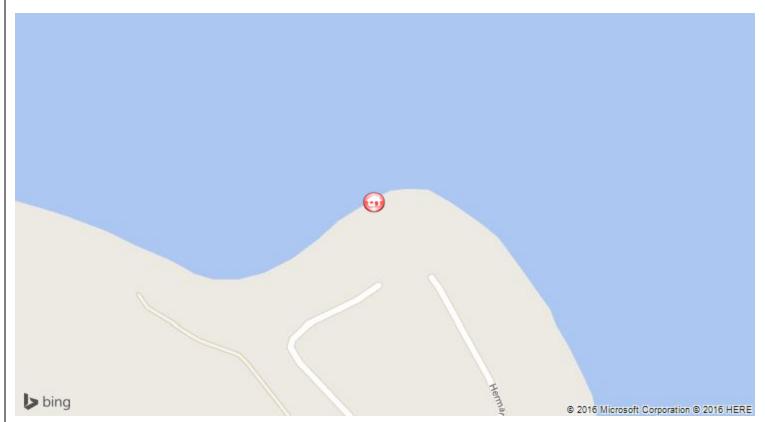












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