



Virt Tour URL



**Closing Date**

### General Property Information:

<b>Prop Knwn As/Bdy of Water</b>	Prince's Inlet, Mahone Bay	<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage</b>	245.00	<b>Middle/Jr School</b>	Bluenose Academy	Living Room	Main Floor	13.9 x 13
<b>Meas</b>		<b>High School</b>	Park View Education Centre	Kitchen	Main Floor	8.6 x 7.5
<b>Water Frontage</b>	Feet	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Dining Room	Main Floor	8.7 x 7.8
<b>Units</b>		<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Bedroom	Main Floor	11.9 x 10.6
<b>Zoning</b>	RES	<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Bedroom	Main Floor	13.6 x 10.7
<b>Inclusions</b>	Cottage offered "turn-key" with most contents included: all appliances (fridge, stove, microwave), furnishings, garden shed with tools, etc. (A few personal items excluded).	<b>Other</b>	South Shore Waldorf School & Kindergarten	Bath 1	Main Floor	7.2 x 6.4, less jog (4-pc)
<b>Exclusions</b>	A few personal items excluded.	<b>Garage Details</b>				
<b>Association Fees</b>		<b>Parking Details</b>				
<b>Condo Corp #</b>		<b>Rental Income</b>				
<b>Monthly Condo Fee</b>		<b>Mini/Mobile CSA/ABS#</b>				
		<b>Mini/Mobile Serial #</b>				
		<b>Mobile/Leased Land Fees</b>				

### Property Overview

Feeling a little nostalgic?...Reminiscing about summers with the family at the cottage 'down on the shore'? Then let this lovely little retreat take you home! A classic 3-season cottage with 2 bedrooms and bath, a cozy main room with woodstove, open kitchen and dining nook. The quintessential Nova Scotia haven, right down to the house-wide covered verandah with colorful Adirondack chairs, where you'll relax for hours enjoying the pretty views of sail boat speckled Prince's Inlet. The cottage sits well above the road on a gentle slope nestled among majestic pines. Can't wait to hit the water?...there's terrific swimming across the road, and a shared waterfront parcel with wharf for the nautically inclined. The protected deep waters of Prince's Inlet are among the most sought-after in Nova Scotia. Have a swim, go for a sail, moor your boat and hang out at the Lunenburg Yacht Club, bike into town, or walk the dog in one of the nicest seaside communities on the south shore. Sunnybrook is a peaceful neighbourhood with a nice mix of seasonal cottages and fine year-round homes. Perfectly situated between Lunenburg and Mahone Bay, each a quick 5 minute drive in either direction. If you're looking for a bit more space, the lot behind (access from Sunnybrook Heights Road) can be purchased for \$75K, adding an additional 1.53 acres. See PID 60178035, MLS# 201612239.

### Property Features

<b>BUILDING STYLE</b>	Other	<b>DRIVEWAY/PARKING</b>	Gravel
<b>PROPERTY SIZE</b>	1 to 2.99 Acres	<b>STRUCTURES</b>	Shed, Wharf
<b>BASEMENT</b>	Crawl Space	<b>FEATURES</b>	Deck, Wood Stove(s), See Remarks
<b>FOUNDATION</b>	Concrete, Piers	<b>RENTAL EQUIPMENT</b>	None
<b>EXTERIOR FINISH</b>	Wood Siding	<b>WATER FRONTAGE</b>	Across Road, Bay, Ocean
<b>ROOF</b>	Asphalt Shingle	<b>WATER ACCESS/VIEW</b>	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
<b>FLOORING</b>	Softwood	<b>LAND FEATURES</b>	Cleared, Sloping/Terraced, Year Round Road
<b>HEATING/COOLING TYPE</b>	Baseboard, Stove		
<b>FUEL TYPE</b>	Electric, Wood		
<b>WATER SOURCE</b>	Dug		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		



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**RED DOOR REALTY - 16940**

List Office

RED DOOR REALTY - 16940





**MLS #** 201612236

**List Price** \$212,000

**Status:** ACT

**Class:** RE

**Address** 101 Sunnybrook Rd

**Community** SUNNYBRK

**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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