		m a star				
100			MLS Client View - RESIDENTIAL			
		PID # Additional PID Type ( Listing Status / Listing Price Selling Price Address 2 Community 2 District 4 Sub-District 6	201612236 50178035 Cottage / Rec. Propertie ACTIVE 5212,000 L01 Sunnybrook Rd 50nnybrook 405-Lunenburg County 33 Detached	Number of Bedrooms Master On Main Floor Full Baths Building Age Total Fin SqFt (TLA) Square Footage (MLA Building Dimensions Lot Size Garage Waterfront	<b>?</b> 1 0 50 745	
A CARA		Directions to	Property			
Virt Tour URL Closing Date	M I	Coming from Mak Restaurant' turn Where the road T	none Bay or Lunenburg, onto Herman's Island Ro F's as you get to the wa	follow Coastal Route-3 and at the d (heading toward Sunnybrook/He ter, turn left towards Hermans Isla nt onto Sunnybrook Rd. Continue a	rman's Island). nd. Drive 700	
<b>General Propert</b>	y Information:					
Prop Knwn As/Bdy of Water	Prince's Inlet, Mahone Bay	Elementary School Middle/Jr School	Bluenose Academy Bluenose Academy		<b>ООМ</b> 3.9 x 13	
Water Frontage Meas	245.00	High School	Park View Education Centre		.6 x 7.5 .7 x 7.8	

Fr Imm Elementary School Centre scolaire de la

Fr Imm Middle/Jr School

Fr Imm High School

**Garage Details** 

**Parking Details** 

Rental Income Mini/Mobile CSA/ABS#

Mini/Mobile Serial #

Mobile/Leased Land Fees

Other

Rive Sud (P-12)

Rive Sud (P-12)

Rive Sud

School &

Kindergarten

Centre scolaire de la

Centre scolaire de la

South Shore Waldorf

## **Property Overview**

Water Frontage

Units

Zoning

Inclusions

Exclusions

Association Fees

**Monthly Condo Fee** 

Condo Corp #

Feet

RES

Cottage offered "turn-key"

microwave), furnishings,

(A few personal items

excluded).

with most contents included: all appliances (fridge, stove,

garden shed with tools, etc.

A few personal items excluded.

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 A classic 3-season cottage with 2 bedrooms and bath, a cozy main room with woodstove, open kitchen and dining nook. The quintessential home! 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					
BUILDING STYLE	Other	DRIVEWAY/PARKING	Gravel		
PROPERTY SIZE	1 to 2.99 Acres	STRUCTURES	Shed, Wharf		
BASEMENT	Crawl Space	FEATURES	Deck, Wood Stove(s), See Remarks		
FOUNDATION	Concrete, Piers	RENTAL EQUIPMENT	None		
EXTERIOR FINISH	Wood Siding	WATER FRONTAGE	Across Road, Bay, Ocean		
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View:		
FLOORING	Softwood		Bay, View: Ocean		
HEATING/COOLING TYPE	Baseboard, Stove	LAND FEATURES	Cleared, Sloping/Terraced, Year Round Road		
FUEL TYPE	Electric, Wood				
WATER SOURCE	Dug				
SEWAGE DISPOSAL	Septic				
UTILITIES	Cable, Electricity, High Speed Internet, Telephone				



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

**RED DOOR REALTY - 16940** 

List Office



Main Floor 11.9 x 10.6

13.6 x 10.7

Main Floor 7.2 x 6.4, less jog (4-pc)

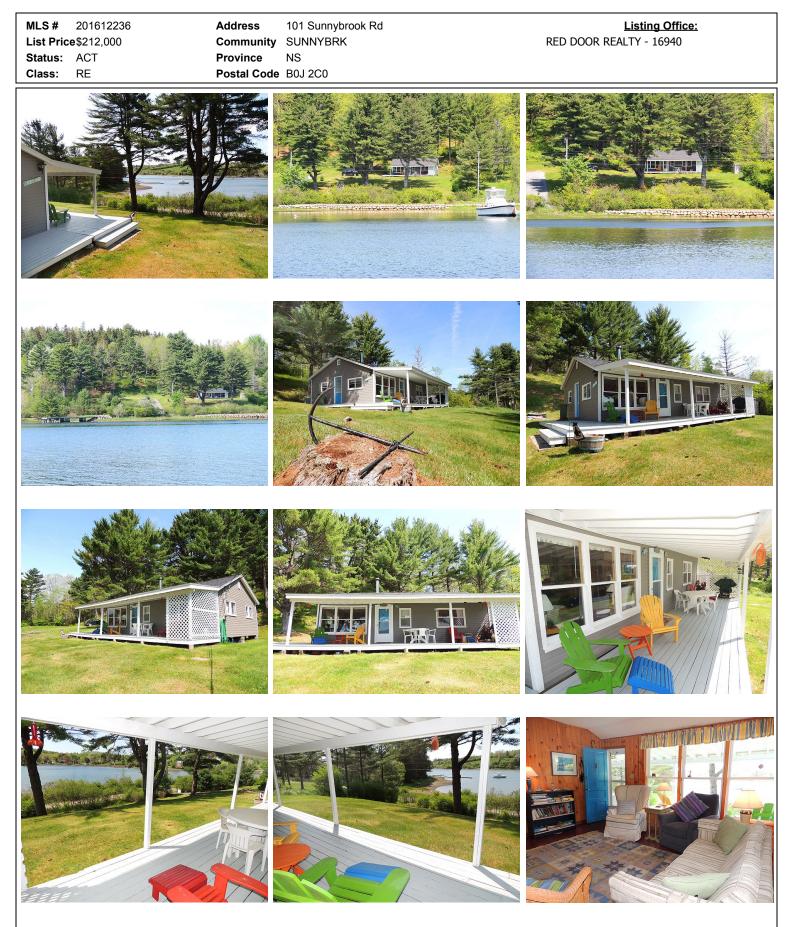
Main Floor

Bedroom

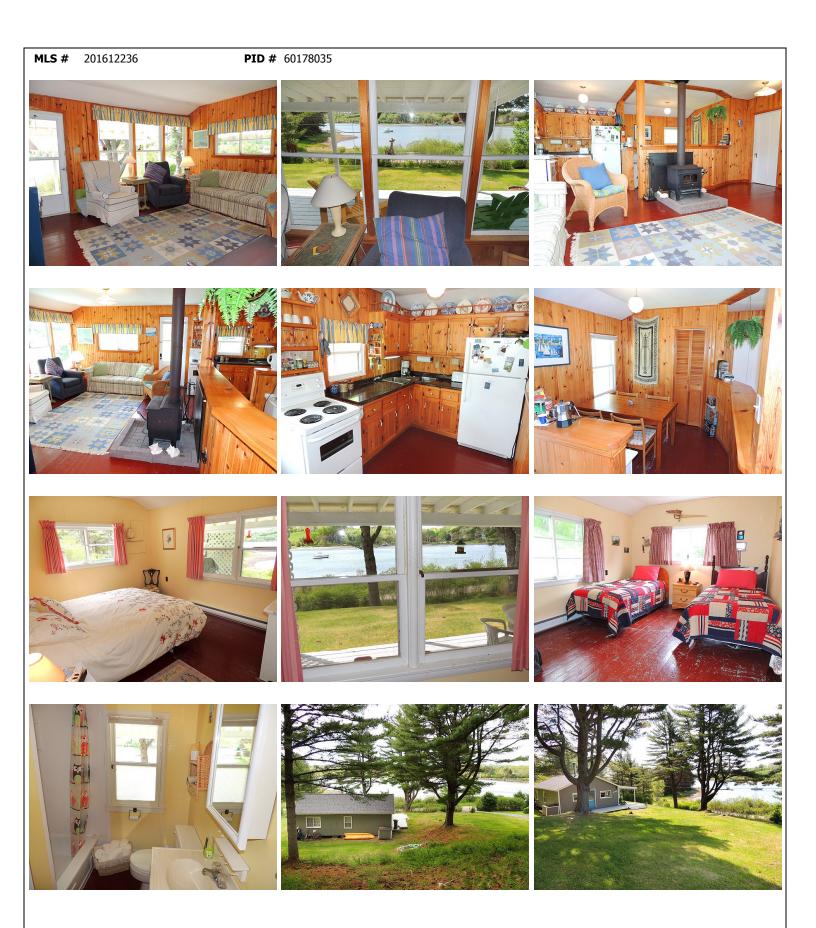
Bedroom

Bath 1

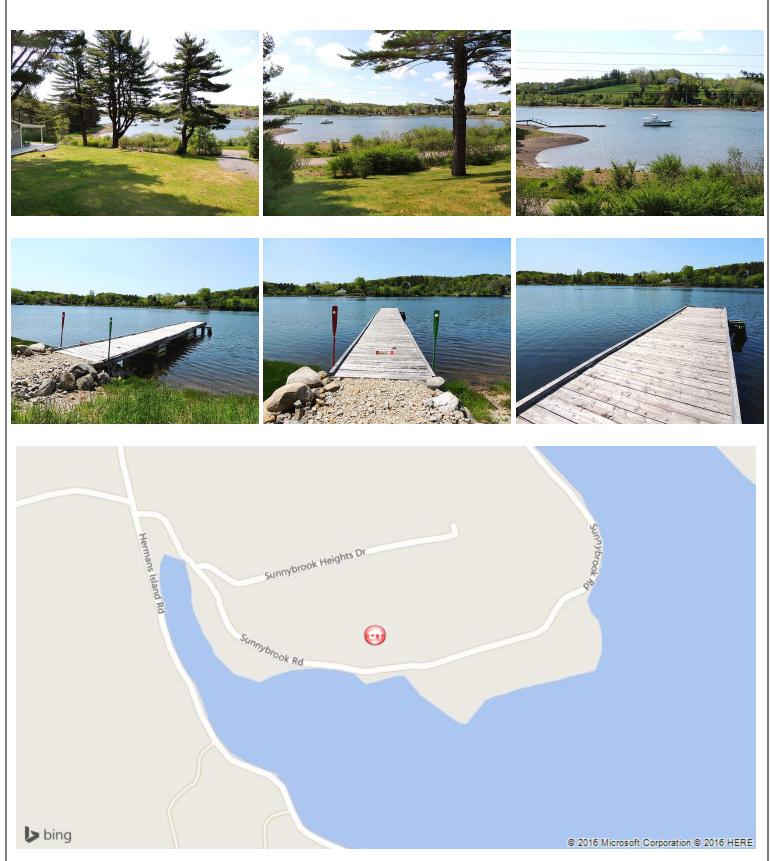
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