



MLS Client View - VACANT LAND

MLS #	201624090	Region	South Shore
PID #	60638715	County	Lunenburg
Additional PID	No	District	405-Lunenburg County
Type	Vacant Lot(s)	Sub-District	B3
Listing Status	ACTIVE	Lot Size	+/- 5.2 acres (*Pending Subdivision)
Listing Price	\$115,000	Zoning	NA
Selling Price		Road	Public
Address	Lot 1R First Peninsula Rd	Waterfront	No
Address 2	(lot pending subdivision)		
Community	First Peninsula		



Directions to Property

Just at the edge of Lunenburg, turn off Hwy-332 onto First Peninsula Rd and immediately veer right and continue along the water about 850 meters. Lot is just before civic #165. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Lunenburg Back Harbour	WATER ACCESS/VIEW	Access: Year Round Road, View: Harbour, View: Ocean	Elementary School	Bluenose Academy
Legal Description	Freehold	Water Frontage Units		Middle/Jr School	Bluenose Academy
Title to Land	Freehold	Water Frontage Meas		High School	Park View Education Centre
Restr/Prot Covenants	No			Fr Imm	Centre scolaire de la Rive Sud (P-12)
Survey	Yes			Elementary School	Centre scolaire de la Rive Sud (P-12)
Current Valid Perc Test	No			Fr Imm Middle /Jr School	Centre scolaire de la Rive Sud (P-12)
Property Gated	No			Fr Imm High School	Centre scolaire de la Rive Sud (P-12)
Environmental Assessment	No			Other	South Shore Waldorf School & Kindergarten
Easements	No				
Assessment					
Assessment Year					
Association Fees					

Property Overview

5 plus acres in a coveted location on First Peninsula, within walking or biking distance to Town of Lunenburg. Mostly cleared with pretty views over Lunenburg's back harbour to the iconic Academy on the hill. This is THE place to build to enjoy a rural country setting without giving up the pleasures and convenience of town amenities. The beautiful and nicely proportioned parcel is gently sloping with a perfect southern exposure, an ideal aspect for passive solar home design. There's plenty of space for gardening, outdoor activity for children, or additional outbuildings or guesthouses. Located in an area without zoning restrictions so the possibilities are limitless. On top of all that, you get the benefit of the lower municipal tax rate. 5 acres more than you need?...then subdivide and sell a portion of the land to recoup part of your initial investment. No matter how you slice it, this is a great piece of land and a rare opportunity. (note: the purchase price includes 15% HST)

Property Features

PROPERTY SIZE	3 to 9.99 Acres	UTILITIES	Cable, Electricity, High Speed Internet, Telephone
WATER SOURCE	None	DRIVEWAY/PARKING	None
SEWAGE DISPOSAL	None	LAND FEATURES	Cleared, Sloping/Terraced, Year Round Road
		DOCUMENTS ON FILE	Aerial Photos, Subdivision Plan



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Listing Office RED DOOR REALTY - 16940

MLS # 201624090
List Price \$115,000
Status ACT
Class: VL

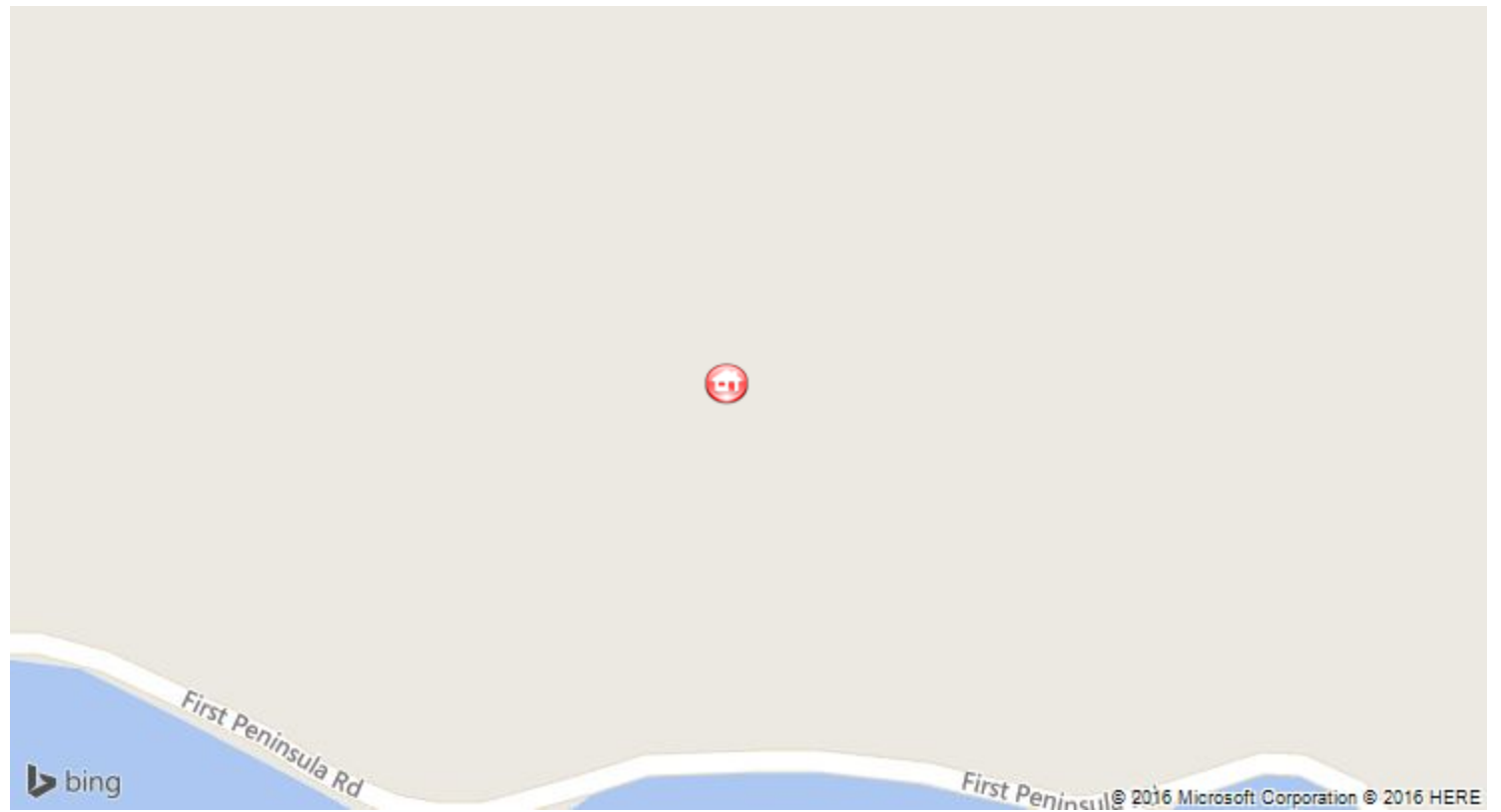
Address Lot 1R First Peninsula Rd
Community FIRSTPENI
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



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All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.