



Price:	\$745,000	MLS® #:	60415437
Status:	Active		
Legal Descr.:	Address: MASON ISLAND MAHONE BAY		
	City: LUNENBURG COUNTY, B0J 2C0		
	Prop known as: MAHONE BAY		
Side of Road:		District:	SS DILUN
Lot Size:	25 ACRES +/-	Sub-Dist:	B3
Water frontage:	5000.00	Zoning:	RES
Sq. Footage (MLA):	1,350	Sec. School:	
Total Fin SqFt.(TLA):	1,350	Elem Schl:	
Building Dimensions:	IRREGULAR		
Possession:	NEGOTIABLE		

Overview ***SEE VIDEO TOUR*** Escape, Retreat, Recharge...your ocean oasis is a mere 4 miles from the Lunenburg Yacht Club, and smack-dab in the middle of Mahone Bay's saltwater paradise for sailors. The 25 acre southern half of Mason Island offers nearly a mile of oceanfrontage that ranges from bold rocky shoreline to a sheltered cove w/ broad sandy beach. Dock your boat at the substantial Mailman-Kelley pile wharf which projects 235' into the water. Connected to the wharf is a boardwalk that leads to the 2 bed/2 full bath (one w/whirlpool) cottage nestled in the trees. The interesting design incorporates an array of angles, skylights & windows from which to enjoy the stunning surroundings. Anchoring the main living area of the cottage is a large central fireplace. More than 1300 sq ft of decking surrounds and unites the main cottage w/ a unique hexagonal kitchen building & a 50' saltwater lap pool. Great investment with 9 individual surveyed parcels, each w/ a minimum of 230' of shorefrontage.

Directions Waters of Mahone Bay, about 3 miles off Indian Point, or 4 miles from Lunenburg Yacht Club. Accessed via boat only (approx. 10 minute ride from LYC). Contact listing agents to arrange for boat transportation (subject to weather and availability).

Type:	Single Family	Heating:	Wood, Stove	Exterior:	Wood/Clapboard
Style:	Cottage/Camp, Detached	Garage Type:		Driveway:	None
Title to Land:	Freehold	Water:	Well, Dug	Foundation:	Concrete, Crawl, Piers
Property Size:	10.0 - 49.99 Acres	Sewer:	Septic	Features:	Deck/Patio, In-Ground Pool, Fireplace(s), Water Jet Tub, Woodstove(s), See Remarks
Land Features:	Level, Partial Landscaped, Partial Cleared, Waterfront	Services:	Other	Roof:	Asphalt Shingle
Access/View:	Access: Ocean Front, Access: Boat, Access: Island, View: Ocean	Rental Equipm.:	None	Flooring:	Softwood
Water Frontage:	Ocean				

Inclusions All Furnishings, Satellite dish, 2 generators, 50 foot inground lap pool and all equipment, 235' Mailman & Kelly pile wharf
Exclusions Kayaks

Bedrooms:	2	Sign:	Yes	HST:	NO	Garage:	No	Gar.Details:	NONE
Bathrooms:	2 \	Lockbox:	No	PCDS:	Yes	Waterfront:	Yes	Water:	OCEAN FRONT
Rental Income:	POTENTIAL	Road:		Matrim.:					
Building Age:	21-30	CSA #:	NA	Serial #:	NA				
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19 X 18	MAIN FLOOR	BATH (# pieces 1-6)	10 X 7
MAIN FLOOR	DEN/OFFICE	19 X 15	MAIN FLOOR	BATH (# pieces 1-6)	8 X 4
MAIN FLOOR	MASTER BEDROOM	16 X 12	MAIN FLOOR	KITCHEN	12 X 12
MAIN FLOOR	BEDROOM	12 X 10.5	MAIN FLOOR	UTILITY	14.5 X 7.5

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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