



Price: \$155,000	MLS® #: 60422649
Status: Active	
Legal Descr.: PRINCE'S INLET (SHARED WATERFRONTAGE)	
Address: LOT 3 PRINCE'S INLET DR	
City: MARTIN'S BROOK - LUNENBURG COUNTY, B0J 2C0	
Side of Road:	
Lot Size: 1.026 ACRES	District: SS DILUN
Shore Frontage: 520.00	Sub-Dist: B3
Sq. Footage (MLA): 0	Zoning: RES
Total Fin SqFt.(TLA):	Sec. School: PARK VIEW EDU CENTRE
Building Dimensions: BUILDING LOT - PRINCE'S INLET	Elem Schl: BLUENOSE / WALDORF
Possession: NEGOTIABLE	

Overview PRINCE'S INLET, LUNENBURG CO. First Choice among sailors. Prince's Inlet is home to the popular Lunenburg Yacht Club. Conveniently situated on the water halfway between the towns of Lunenburg and Mahone Bay. This 1.03 acre building lot is cleared and beautifully elevated to take advantage of the wonderful vistas over the sailboat speckled inlet and out to the waters of Mahone Bay. Prince's Inlet Drive is one of the nicest places to live on the entire South Shore. Safe, scenic, great for raising kids and retirement alike. This building lot enjoys the benefits of direct water access and sandy beach with a shared (but seldom used by others) waterfront lot – great deep water mooring! Surveyed with septic approval in place for a 3 bedroom home. Protective Covenants in place. Priced below assessment.

Directions Take Hwy 3 from Lunenburg or Mahone Bay. At the Black Forest Restaurant, turn onto Herman's Island Rd and at the water turn right. Property is on the right. Realty sign posted.

Type: Vacant Lot(s)	Heating: Not Applicable	Exterior: None
Style: None, None	Garage Type: None	Driveway: None
Title to Land: Freehold	Water: None	Foundation: None
Property Size: 1.0 -2.99 Acres	Sewer: None	Features: See Remarks
Land Features: Cleared, Sloping/Terraced, Waterfront	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: None
Access/View: Access: Ocean Front, Access: Boat, Access: Year Round Road, View: Ocean	Rental Equipm.: None	Flooring: None

Inclusions
Exclusions

Bedrooms: 0	Sign: Yes	HST: NO	Garage: No	Gar.Details: NONE
Bathrooms: 0 \	Lockbox: No	PCDS: No	Water Access: Yes	Water: SHARED OCEANFRONTAGE
Rental Income:	Road: Public	Matrim.:		
Building Age: 0	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
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Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**
 E-mail: info@OceanHomesNovaScotia.com
 Website: <http://OceanHomesNovaScotia.com>
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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