



**Price** \$765,000  
**Status** ACTIVE

**MLS #** 5024556  
**PID #** 60177524  
**PID #2**  
**PID #3**

**Legal Desc**  
**Address** 40 HERMANS ISLAND SOUTH SIDE Road  
**Community** Hermans Island NS B0J 2C0

**Road** Public  
**Lot Size** 1.19 ACRES **Acres**  
**Waterfront** Yes  
**Water Type** DIRECT OCEAN FRONTAGE /  
**Water Access/View** Access: Ocean, View: Ocean  
**Water Frontage** Ocean  
**Square Footage** 1,170  
**Total Fin SqFt (TLA)** 1,975  
**Building Dimensions** 23 X 35 + 12 X 24 + 7 X 11

**District** 405-Lunenburg County  
**Sub-District** B3  
**Zoning** GENERAL  
**Elementary** Bluenose Academy  
**Middle/Jr**  
**High** Park View Education Centre  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**

**Open House Date:**  
**Start Time:** **End Time:**  
**Closing Date**  
**Possession** NEGOTIABLE

**Property Overview** Hermans Island is an address that rings familiar and very desirable for the sailing fraternity from here to...well, to as far away as sailors sail with their memories of Mahone Bay. Home of the Lunenburg Yacht Club, Hermans Island on the shores of Princes Inlet is a water wonderland for sailors and land lubbers alike. This property is nestled under the tall pines with a protected deepwater anchorage and private wharf-side facilities to accommodate the full spectrum of marine pursuits. A spacious dock-side guesthouse enhances the privacy of the home, situated higher up, with glass framed decks reaching out into the whispering pines and overlooking a colorful flower garden, safe behind a (nearly) invisible deer fence. The home, itself, is all-season comfy, with open plan living/dining, a bright sky lit kitchen and a main level master bedroom, ensuite with its own private deck overlooking the water. Downstairs one finds 2 (or 3) more bedrooms and a large view-filled living area.

**Type** Single Family  
**Style** Detached  
**Bldg Style** Contemporary  
**Title to Land** Freehold  
**Property Size** 1 to 2.99 Acres  
**Land Features** Landscaped, Partially Fenced, Sloping/Terraced  
**Appliances**

**Heat/Cool**  
**Fuel Type** Electric  
**Water** Dug  
**Sewage** Septic  
**Utilities** Cable, Electricity, High Speed Internet, Telephone  
**Rental Equip.** None

**Exterior** Wood Siding  
**Garage**  
**Driveway/Pkg** Paved  
**Basement** Fully Developed, Walkout  
**Foundation** Concrete  
**Features** Balcony, Deck, Patio, Ensuite Bath, Wood Stove(s)  
**Roof** Asphalt Shingle  
**Flooring** Carpet, Softwood

**Inclusions** All Appliances, Enterprise Stove, Window Treatments, Weber BBQ  
**Exclusions**  
**Directions to Property** Hermans Island; take second right after crossing the causeway on to South Side Road. Sign Posted

**AG Bedrm** 3 **BG Bdrm** **# Bdrm** 3  
**F Baths** 2 **H Baths** **T Baths** 2  
**Rental Income** Potential  
**Building Age** **Yr Built**

**Sign** Yes **HST**  
**Lockbox** No **PCDS** Yes  
**Migrated** No

**Garage** No  
**Details** NONE

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	24 X 11	Lower Level	Bedroom	13.5 X 13			
Main Floor	Kitchen	16 X 14	Lower Level	Bedroom	10 X 17			
Main Floor	Dining Room	12 X 11	Lower Level	Den/Office	9 X 12			
Main Floor	Foyer	7 X 4	Lower Level	Rec Room	21 X 13			
Main Floor	Master Bedroom	14 X 12	Lower Level	Laundry	7 X 8			
Main Floor	Bath 1	16 X 6 - 4 PC	Lower Level	Bath 1	6 X 8 - 3 PC			
Main Floor	Storage	9 X 4.5	Lower Level	Storage	6.5 X 4.5			

**Monthly Condo Fee** 0 **Condo Corp #**

**Charges** **Association Fees** **Mobile/Leased Land Fees** \$0

**Listing Office** COASTAL WINDS REALTY LTD. - 14238 **Selling Price** **Closing Date**



**Compliments of** ROGER DIAL - Main: 902-277-0593  
**Email** roger@coastalwindsrealty.com  
**Company Name** COASTAL WINDS REALTY LTD. - 14238

MLS # 5024556

List Price \$765,000

Status: ACT

Class: RE

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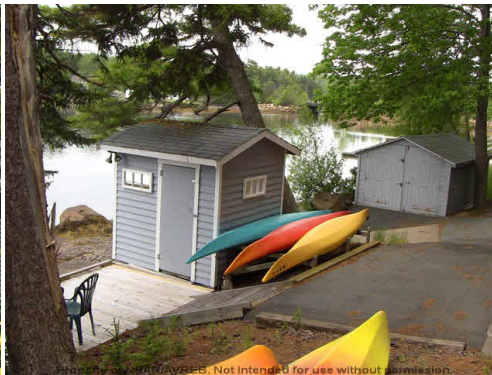
Community HERMANSI

Province NS

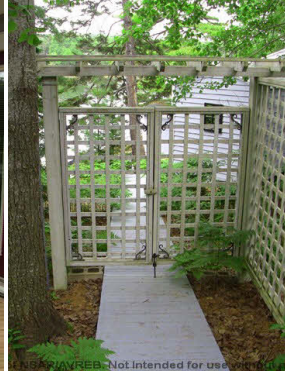
Postal Code B0J 2C0

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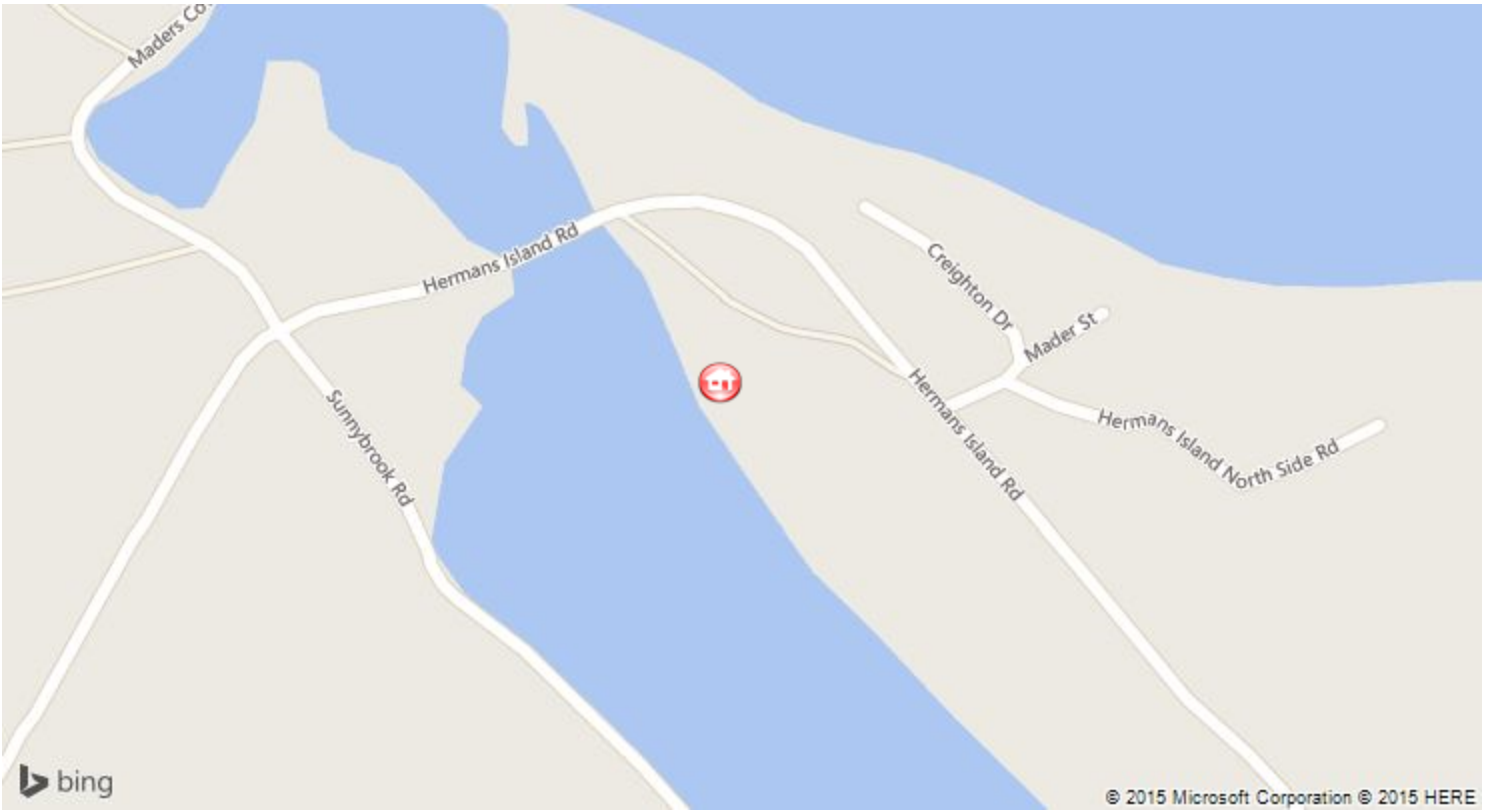
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