



Price \$158,000
Status ACTIVE
 

MLS # 201601304
PID # 60180361
PID #2 60180320
PID #3

Address 33 Second Peninsula Rd
Community Second Peninsula NS B0J 2C0
Legal Description Prince's Inlet & Area

Road Public
Lot Size 26,909 sq ft (.62 acres) **Acres**
Waterfront No
Water Frontage Type
Water Access/View View: Bay, View: /Ocean
Square Footage 550
Total Fin SqFt (TLA) 550
Building Dimensions 22.6 x 20.6 + 10.9 x 8
Zoning RES

District 405-Lunenburg County
Sub-District B3
Elementary Bluenose Academy
Middle/Jr Bluenose Academy
High Park View Education Centre
Fr Imm Elem Centre scolaire de la Rive Sud (P-12)
Fr Imm Mid Centre scolaire de la Rive Sud (P-12)
Fr Imm High Centre scolaire de la Rive Sud
Other South Shore Waldorf School & Kindergarten

[Virt Tour URL](#)
Closing Date
Possession negotiable
Selling Price

Property Overview Affordable and a great location...WITH water views!? Well, you don't hear that very often! Yes, this humble little cottage enjoys an excellent south shore location overlooking the tranquil waters of Martins Cove, barely a minute outside of Lunenburg town limits, and only a short drive to the Lunenburg Yacht Club, Town of Mahone Bay, great beaches, and much more. Enjoy the modest but very tidy and well-maintained cottage as your south shore base, or use it as your bunkie/guest house and take advantage of the elevated field at the back of the property to build your dream home with pretty views up the cove. Property also includes a large 2-storey workshop garage building suitable for any hobbyist, a paved circular driveway, plus remnants of a small dock directly across the road. (note: buildings are being offered in "as-is" condition, and dock needs repair)

Type Single Family
Style Detached
Bldg Style Bungalow
Title to Land Freehold
Property Size 0.5 to 0.99 Acres
Land Features Partial Landscaped, Level, Sloping/Terraced, Year Round Road
Appliances Stove, Microwave, Refrigerator

Heat/Cool Baseboard
Fuel Type Electric
Water Dug, Well
Sewage Other
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None
Flooring Laminate, Linoleum

Exterior Wood Siding
Garage Detached
Driveway/Pkg Circular, Paved
Basement Full, Undeveloped, Walkout
Foundation Block, Concrete
Roof Asphalt Shingle
Features Deck, See Remarks

Inclusions fridge, stove, microwave
Exclusions
Directions to Property From Lunenburg, take Route 3 towards Mahone Bay for 1km then turn right onto Second Peninsula Rd. Civic #33 is the 4th driveway on the left. Realty sign posted.

AG Bedrm 1 **BG Bdrm** 0 **#** 1
F Baths 1 **H Baths** 0 **Yes** **T** 1
Master On Main Floor Y/N
Building Age 45 **Yr Built** 1970

Sign Yes **HST** Exempt from
Lockbox Yes **PCDS** Yes
Migrated Yes
Rental Income

Garage Yes
Details 2 storey workshop/garage building ***NEEDS REPAIR, offered in "As-Is" condition (24x20 + 10x8)

Floor	Room	Size
Main Floor	Living Room	11.5 x 9.6
Main Floor	Dining Room	9.5 x 6.2 + jog
Main Floor	Kitchen	9.6 x 9.6
Main Floor	Bedroom	9.6 x 9.4
Main Floor	Bath 3	5.10 x 5 (3-pc ensuite)
Main Floor	Mud Room	7.7 x 6.3
Basement	Storage	storage & utilities

Floor	Room	Size
Basement	OTHER	Cold Storage

Floor	Room	Size

Fee **Condo Corp #**
Charges **Association Fees** **Fees**

Listing Office COASTAL WINDS REALTY LTD. - 14238



Compliments of CYNTHIA DIAL - Main: 902-298-0332
Email info@OceanHomesNovaScotia.com
Company Name COASTAL WINDS REALTY LTD. - 14238



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Class: RE

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Community SECONDPEN

Province NS

Postal Code B0J 2C0

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Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board



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