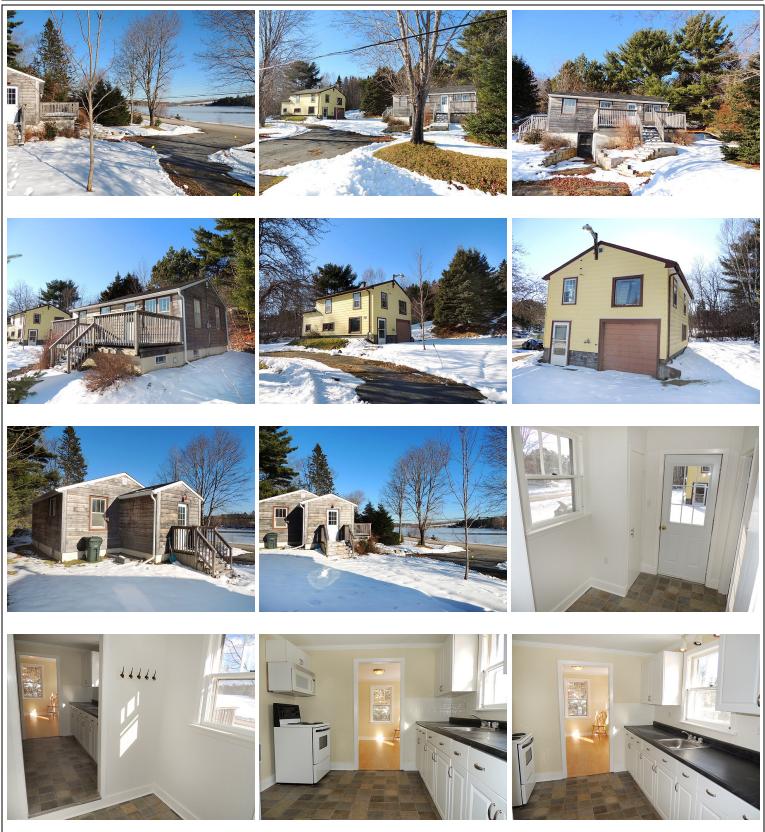
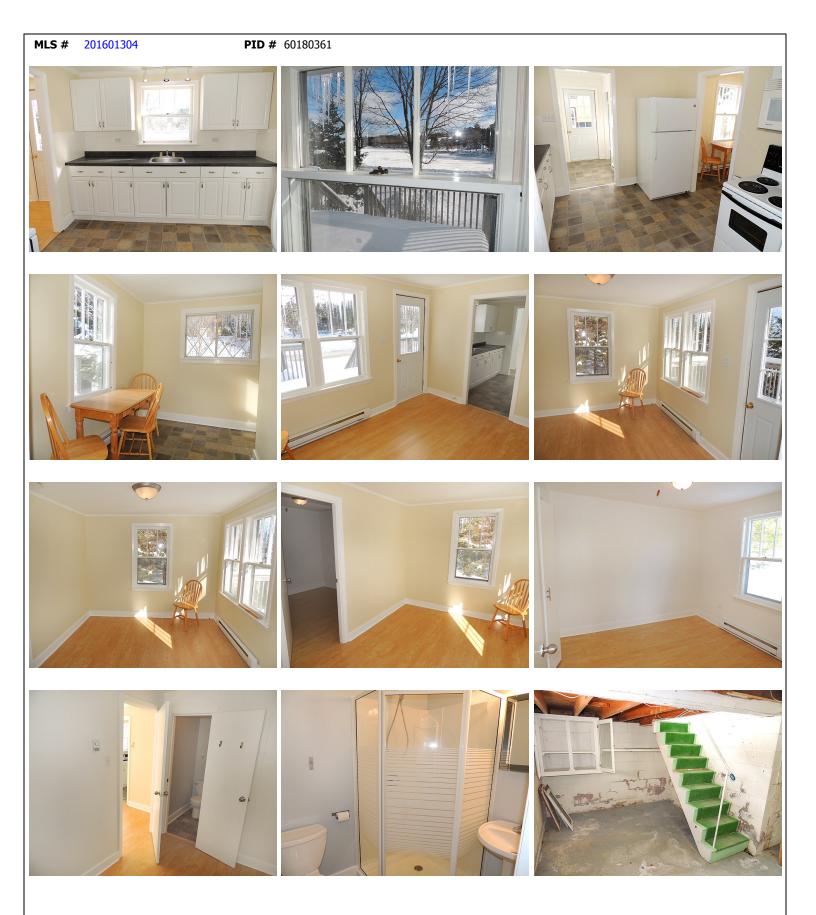
	Price \$158,000 Status ACTIVE	MLS # 201601304 PID # 60180361 PID #2 60180320 PID #3
	Address 33 Second Peninsula Rd Community Second Peninsula Legal Description Prince's Inlet & Area	NS B0J 2C0
overlooking the tranquil waters of Martins Cove, barely a n beaches, and much more. Enjoy the modest but very tidy elevated field at the back of the property to build your drea	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	the Lunenburg Yacht Club, Town of Mahone Bay, great as your bunkie/guest house and take advantage of the large 2-storey workshop garage building suitable for any
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	ExteriorWood SidingGarageDetachedDriveway/PkgCircular, PavedBasementFull, Undeveloped, WalkoutFoundationBlock, ConcreteRoofAsphalt ShingleFeaturesDeck, See Remarks
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 1BG Bdrm 0#1F Baths 1H Baths №es T1Master On Main Flokær& Y/NYr Building Age45Yr Built	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	Floor Room Size	Floor Room Size
Main Floor Living Room 11.5 x 9.6	Basement OTHER Cold Storage	
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		
Fee Condo Corp #		
Charges	Association Fees	Fees
Listing Office COASTAL WINDS REALTY LTD 1423 Image: Coastal winds and the state of	Compliments of CYNTHIA DIAL - Main Email info@OceanHomesNova Company Name COASTAL WINDS REAL The AVREB. The information provision and inputting of that information	Scotia.com TY LTD 14238

Address33 Second Peninsula RdCommunitySECONDPENProvinceNSPostal CodeB0J 2C0

Listing Office: COASTAL WINDS REALTY LTD. - 14238



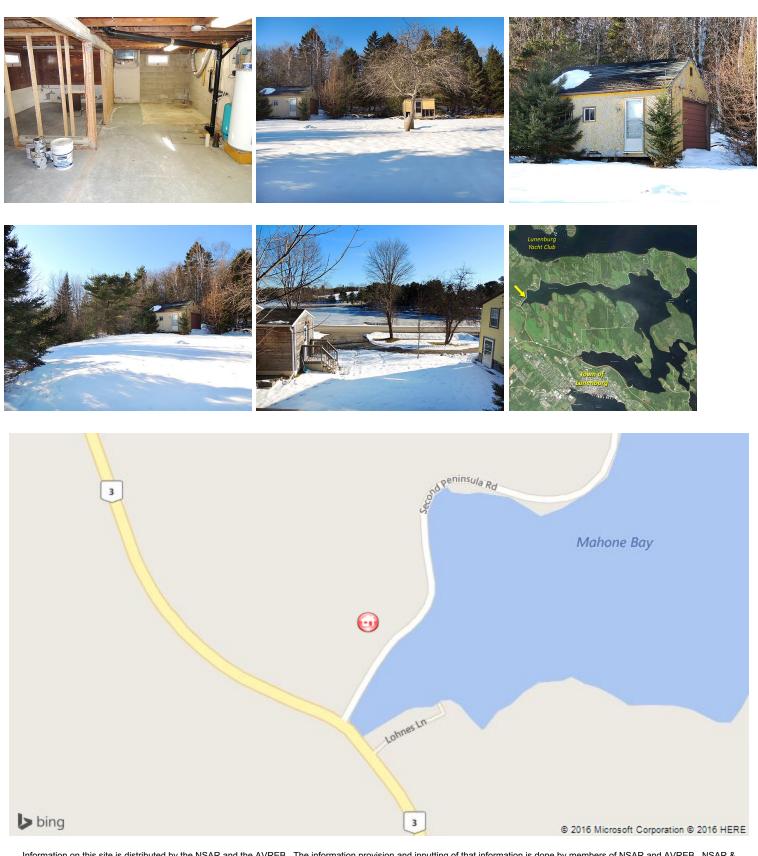
Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board



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