



[Virt Tour URL](#)

Closing Date

MLS Client View - VACANT LAND

MLS #	201608251	Region	South Shore
PID #	60167855	County	Lunenburg
Additional PID		District	405-Lunenburg County
Type	Vacant Lot(s)	Sub-District	B3
Listing Status	ACTIVE	Lot Size	11,500 sq ft
Listing Price	\$92,000	Zoning	RES
Selling Price		Road	Public
Address	Lot Hospital Road	Waterfront	No
Address 2	Garden Lots		
Community	Lunenburg		

Directions to Property

Follow Pelham Street to where it turns into Blue Rocks Road at the eastern end of town, then veer to the right onto Hospital Road. Lot is on your left about 150 meters up Hospital Road. Realty sign posted.

General Property Information:

Prop Knwn As/Bdy of Water	Lunenburg Harbour	WATER ACCESS /VIEW	Access: Year Round Road, View: Harbour , View: Ocean, View: Bay	Elementary School	Bluenose Academy
Legal Description	Freehold	Water Frontage Units		Middle/Jr School	Bluenose Academy
Title to Land	Freehold	Water Frontage Meas		High School	Park View Education Centre
Restr/Prot Covenants	No			Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)
Survey	No			Fr Imm Middle /Jr School	Centre scolaire de la Rive Sud (P-12)
Current Valid Perc Test	No			Fr Imm High School	Centre scolaire de la Rive Sud (P-12)
Property Gated	No			Other	South Shore Waldorf School & Kindergarten
Environmental Assessment	No				
Easements	No				
Assessment	\$85,000				
Assessment Year	2016				
Association Fees					

Property Overview

LUNENBURG-GARDEN LOTS: Here's a rare offering...a quarter acre building lot WITH fantastic harbour views, on a quiet road at the edge of town -- an easy walk to the historic Lunenburg waterfront and downtown shops & restaurants. Ideal building site elevated above the road, with sweeping views over the pretty town and its famous harbour, and out to Lunenburg Bay and the Battery Point Light. South-west aspect for sunny afternoons and brilliant sunsets over the harbour. Enjoy municipal water service, but also a lower County tax rate. Looking for the perfect building site in Lunenburg...this is it. But don't wait too long...there won't be another one like this!

Property Features

PROPERTY SIZE	Under 0.5 Acres	UTILITIES	Cable, Electricity, High Speed Internet, Telephone
WATER SOURCE	Municipal	DRIVEWAY/PARKING	None
SEWAGE DISPOSAL	None	LAND FEATURES	Partially Cleared, Sloping/Terraced, Year Round Road
		DOCUMENTS ON FILE	LRIS Map, Other Documents



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 RED DOOR REALTY - 16940



Listing Office RED DOOR REALTY - 16940

MLS # 201608251

List Price \$92,000

Status ACT

Class: VL

Address Lot Hospital Road

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940

