

## Lot 3, Prince's Inlet Dr, Martin's Brook



### Prince's Inlet...Y'acht to Live Here!

**\$125,000**

MARTIN'S BROOK ~ PRINCE'S INLET: 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 of 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.

Also includes a 1/15th interest in PIDs #60489598 (waterfront lot) and #60666914 (water lot).



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Property Highlights

**Lot Size:** 1.03 acres

**Services:** electricity, cable, phone, high-speed internet

**Sewer:** septic approved

**Features:** shared waterfront parcel with sandy beach, plus waterlot & deep water mooring.

**Zoning:** rural residential

**Assessment:** \$187,500 (2015)

**Taxes:** \$1,575 (2015)

### 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. Look for the Coastal Winds Realty sign!

### Listing Agents

**Adam Dial** C: 902-298-0336

E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

**Cindy Dial** C: 902-298-0332

E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)