

## 40 Herman's Island South Side Road,

Lunenburg Co.



### Happiness 'IS' Hermans Island

**\$765,000**

Herman's 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, Herman's Island on the shores of Prince's 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.



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#### Listing Agent

**Roger Dial** C: 902-277-0593  
E: [roger@reddoorrealty.ca](mailto:roger@reddoorrealty.ca)

#### Property Highlights

**Age ±:** 24 yrs  
**Lot Size:** 1.19 acres  
**Floor Space:** 1975 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Heating:** electric  
**Water:** dug well  
**Sewer:** septic  
**Parking:** paved driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** 209' direct oceanfrontage on Prince's Inlet, wharf, guesthouse, ensuite, decks  
**Fireplace/s:** woodstove  
**Outbuildings:** dock-side guesthouse  
**Taxes:** \$5,286 (2013)

#### Rooms

Living Room: 24' x 11' (Main)  
Kitchen: 16' x 14' (Main)  
Dining Room: 12' x 11' (Main)  
Master Bedroom: 14' x 12' (Main)  
Ensuite: 16' x 6' (4-pc) (Main)  
Storage: 9' x 4.5' (Main)  
Bedroom: 13.5' x 13' (Lower)  
Bedroom: 17' x 10' (Lower)  
Den/Office: 12' x 9' (Lower)  
Rec Room: 21' x 13' (Lower)  
Laundry: 8' x 7' (Lower)  
Bath: 8' x 6' (3-pc) (Lower)  
Storage: 6.5' x 4.5' (Lower)

#### Directions

Hermans Island; take 2nd right after crossing the causeway onto South Sid Road. Look for the Red Door Realty Sign!