

## 101 Sunnybrook Rd, Sunnybrook



MLS® 201612235

### Feeling a little Nostalgic? \$212,000

Feeling a little nostalgic?...Reminiscing about summers with the family at the cottage 'down on the shore'? Then let this lovely little retreat take you home! A classic 3-season cottage with 2 bedrooms and bath, a cozy main room with woodstove, open kitchen and dining nook. The quintessential Nova Scotia haven, right down to the house-wide covered verandah with colorful Adirondack chairs, where you'll relax for hours enjoying the pretty views of sail boat speckled Prince's Inlet. The cottage sits well above the road on a gentle slope nestled among majestic pines. Can't wait to hit the water?...there's terrific swimming across the road, and a shared waterfront parcel with wharf for the nautically inclined. The protected deep waters of Prince's Inlet are among the most sought-after in Nova Scotia. Have a swim, go for a sail, moor your boat and hang out at the Lunenburg Yacht Club, bike into town, or walk the dog in one of the nicest seaside communities on the south shore. Sunnybrook is a peaceful neighbourhood with a nice mix of seasonal cottages and fine year-round homes. Perfectly situated between Lunenburg and Mahone Bay, each a quick 5 minute drive in either direction. If you're looking for a bit more space, the lot behind (access from Sunnybrook Heights Road) can be purchased for \$75K, adding an additional 1.53 acres.



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### Listing Agents

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### Property Highlights

**Lot Size:** 57,670 sq ft (1.32 acres)

**Floor Space:** 745 sq ft

**Bedrooms:** 2

**Bathrooms:** 1

**Heating:** electric baseboards

**Water:** dug well

**Sewer:** septic

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

**Features:** covered verandah, shared interest in waterfront parcel (PID# 60178126) with 50 foot wharf

**Fireplace/s:** woodstove

**Outbuildings:** utility shed

**Assessment:** \$266,100 (2016)

**Taxes:** \$2381 (2016)

### Rooms

Living Room: 13.9 x 13 (Main)

Kitchen: 8.6 x 7.5 (Main)

Dining Room: 8.7 x 7.8 (Main)

Bedroom: 11.9 x 10.6 (Main)

Bedroom: 13.6 x 10.7 (Main)

Bath (4-pc): 7.2 x 6.4 (less jog) (Main)

### Directions

Coming from Mahone Bay or Lunenburg, follow Coastal Route-3 and at the 'Old Black Forest Restaurant' turn onto Herman's Island Rd (heading toward Sunnybrook/Herman's Island). Where the road T's as you get to the water, turn left towards Hermans Island. Drive 700 meters and just after the bridge turn right onto Sunnybrook Rd. Continue another 500 meters. Civic #101 is the first driveway on your left after the wharf. Look for the Red Door Realty sign!