## 101 Sunnybrook Rd, Sunnybrook



## Feeling a little Nostalgic? <br> $\$ 212,000$

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 $\$ 75 \mathrm{~K}$, adding an additional 1.53 acres.
see full details for this and other fine properties at: www.OceanHomesNovaScotia.com



## 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: $13.9 \times 13$ (Main)
Kitchen: $8.6 \times 7.5$ (Main)
Dining Room: $8.7 \times 7.8$ (Main)
Bedroom: $11.9 \times 10.6$ (Main)
Bedroom: $13.6 \times 10.7$ (Main)
Bath (4-pc): $7.2 \times 6.4$ (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 theRed DoorRealty sign!

