

## 97 Sunnybrook Rd, Sunnybrook



### *A Prime Location in the Heart of Sailboat Country!*

**\$145,000**

A prime location between Lunenburg and Mahone Bay, the sought-after Sunnybrook neighbourhood in the heart of sailboat country offers a nice mix of year-round homes and traditional cottages on the shores of popular Prince's Inlet. This beautiful building lot features a cleared level site surrounded by mature trees with pretty views out the inlet. Elevated and gently sloping towards the water with a perfect southern exposure, this site would be optimal for passive solar design. The 1.34 acre lot includes a shared waterfront parcel with wharf across the road, and excellent deep water anchorage with mooring on protected Prince's Inlet. Located on a quiet country road minutes from the Lunenburg Yacht Club. Shared drive already in place.



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### Property Highlights

**Lot Size:** 58,480 sq ft (1.34 acres)

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

**Zoning:** residential

**Assessment:** \$207,500 (2015)

**Taxes:** \$1,857 (2015)

### 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. Shared driveway with civic #101 is the first driveway on your left after the wharf. Look for the Red Door Realty sign!

### Listing Agents

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