

## 33 Second Peninsula Rd, Deans Corner



### A Cottage by the Cove, Minutes from Town!

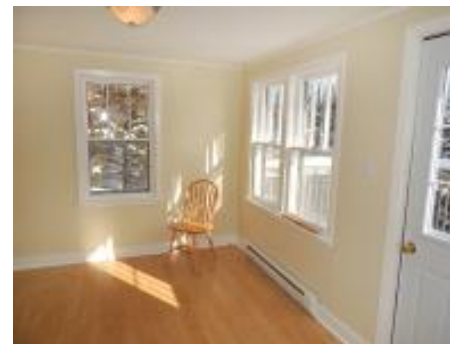
**\$158,000**

Affordable and a great location...WITH water views!? Well, you don't hear that very often! Yes, this humble little cottage enjoys an excellent south shore location overlooking the tranquil waters of Martins Cove, barely a minute outside of Lunenburg town limits, and only a short drive to the Lunenburg Yacht Club, Town of Mahone Bay, great beaches, and much more.

Enjoy the modest but very tidy and well-maintained cottage as your south shore base, or use it as your bunkie/guest house and take advantage of the elevated field at the back of the property to build your dream home with pretty views up the cove. Property also includes a large 2-storey workshop garage building suitable for any hobbyist, a paved circular driveway, plus remnants of a small dock directly across the road. (note: buildings are being offered in "as-is" condition, and dock needs repair)



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



#### Listing Agents

**Cindy Dial** C: 902-298-0332  
E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

**Adam Dial** C: 902-298-0336  
E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

#### Property Highlights

**Age ±:** c. 1970  
**Lot Size:** 26,909 sq ft (.62 acres)  
**Style:** Cottage  
**Floor Space:** 550 sq ft  
**Bedrooms:** 1  
**Bathrooms:** 1  
**Flooring:** laminate, cushion/lino  
**Heating:** electric baseboards  
**Water:** dug well  
**Sewer:** other  
**Parking:** paved circular driveway  
**Garage:** garage/workshop (24x20 + 10x8)  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** front deck with water views, remains of old wharf across road (note: needs repairs, currently not safe for use)  
**Outbuildings:** shed  
**Zoning:** Residential  
**Assessment:** \$149,900 (2015)  
**Taxes:** \$1,342 (2015)

#### Rooms

**Living Room:** 11.5 x 9.6 (Main)  
**Dining Room:** 9.5 x 6.2 + jog (Main)  
**Kitchen:** 9.6 x 9.6 (Main)  
**Bedroom:** 9.6 x 9.4 (Main)  
**Ensuite:** 5.10 x 5 (3-pc) (Main)  
**Mudroom/Entry:** 7.7 x 6.3 (Main)

#### Directions

From Lunenburg, take Route 3 towards Mahone Bay for 1km then turn right onto Second Peninsula Rd. Civic #33 is the 4th driveway on the left. Look for the Red Door Realty sign!