

987 Hermans Island Rd, Hermans Island



MLS® 201611509

A 'Feel Good' Place

\$489,000

Special properties evoke powerful feelings...this is definitely a SPECIAL property, and the feeling is 'NOSTALGIA'. A flood of warm & fuzzy clicés will hit you the minute you step inside this cottage-by-the-shore on Hermans Island: "stepping into the past", "the way it used to be", "good old times". The actual vintage of this time capsule of cottage life is the 1950s, but the picture could as easily be a Norman Rockwell 1920s Saturday Evening Post cover. Indeed, one might even say that this cottage, when built, was a faithful re-creation of that earlier vision of family escape to the shore, or the woods for that matter. It is picture perfect in every rusticated detail right down to the open-studded walls, big beach-stone fireplace, bunk-bedded sleeping chambers and wide expanses of multi-pane porch windows framing the iconic island-dotted waters of Mahone Bay. The sepia-toned walls are a gallery for hanging photos of family events, beachcombing finds and the amateur art renderings of several generations. Tables and DIY shelves are stacked helter-skelter with books with worn covers, a reminder that a lazy autumn afternoon curled up with a good book is still one of life's great solitary pleasures. But when solitude gives way to a multitude of celebrant visitors, there's yet more accommodation to be found in the adjacent bunkie with its own WC...yep, more bunk beds. Ahh...this is the life as it was, and should be again. Can't you just feel it?



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Property Highlights

Age ±: 1950s
Lot Size: 1.24 acres
Style: Cottage
Floor Space: 920 sq ft
Bedrooms: 4
Bathrooms: 1.5
Flooring: softwood
Heating: electric baseboards
Water: dug well
Sewer: septic
Parking: gravel driveway
Services: electricity, phone, cable
Features: 200 feet direct oceanfrontage with wharf & floating dock.
Fireplace/s: wood burning fireplace
Outbuildings: 4-bed Bunkie w/ half bath
Zoning: Residential
Assessment: \$464,900 (2016)
Taxes: \$4,160 (2016)

Rooms

Living Room: 18.10 x 16.6 (Main)
Sunroom/Dining Room: 18.6 x 7.6 + 11 x 10 (Main)
Kitchen: 9.10 x 9.6 (Main)
Bedroom: 7.10 x 7.6 (Main)
Bedroom: 8.4 x 7.4 (Main)
Bedroom: 7.10 x 7 (Main)
Bath (2-pc): 4 x 4 (Main)
Bunkie w/ 2-pc Bath : 14.3 x 10.3 (Main)

Directions

Cross bridge to Herman's Island and continue on Hermans Island Rd. 600 meters after you pass the Lunenburg Yacht Club, veer to your left where the road "Y"s. Civic #987 is the very last cottage on the Hermans Island Rd.

Listing Agents

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Look for the Red Door Realty sign!