



Virt Tour URL

Closing Date

MLS Client View - VACANT LAND

MLS #	201612239	Region	South Shore
PID #	60178316	County	Lunenburg
Additional PID		District	405-Lunenburg County
Type	Vacant Lot(s)	Sub-District	B3
Listing Status	ACTIVE	Lot Size	66,647 sq ft (1.53 acres)
Listing Price	\$75,000	Zoning	RES
Selling Price		Road	
Address	Lot 6 Sunnybrook Heights Dr	Waterfront	No
Address 2			
Community	Sunnybrook		

Directions to Property

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, then turn left onto Sunnybrook Heights Dr. Lot 6 is

General Property Information:

Prop Knwn As/Bdy of Water	Prince's Inlet, Mahone Bay	WATER ACCESS /VIEW	Access: Deeded, Access: Year Round Road, View: Ocean, View: Bay	Elementary School	Bluenose Academy
Legal Description	Sunnybrook Heights	Water Frontage Units		Middle/Jr School	Bluenose Academy
Title to Land	Freehold	Water Frontage Meas		High School	Park View Education Centre
Restr/Prot Covenants	Yes			Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)
Survey	Yes			Fr Imm Middle /Jr School	Centre scolaire de la Rive Sud (P-12)
Current Valid Perc Test	No			Fr Imm High School	Centre scolaire de la Rive Sud (P-12)
Property Gated	No			Other	South Shore Waldorf School & Kindergarten
Environmental Assessment	No				
Easements	No				
Assessment					
Assessment Year					
Association Fees					

Property Overview

PEACEFUL SUNNYBROOK HEIGHTS! This level and well-treed lot enjoys good elevation and partial views of Prince's Inlet. The 1.5 acre parcel has many ideal sites for building with a gentle southerly aspect and lots of privacy amidst tall evergreens. Lot 6 includes deeded right-of-way access to the waters of Prince's Inlet where you can launch your boat and enjoy some of the finest recreational waters in Nova Scotia. And for the sailors, the Lunenburg Yacht Club is just down the road. An excellent South Shore location midway between the popular towns of Lunenburg and Mahone Bay (each about a 5 minutes' drive). The quiet Sunnybrook neighbourhood is one of the nicest seaside communities on the south shore, ideal for seasonal or year-round homes, and for families or retirees alike.

Property Features

PROPERTY SIZE	1 to 2.99 Acres	UTILITIES	Cable, Electricity, High Speed Internet, Telephone
WATER SOURCE	None	DRIVEWAY/PARKING	None
SEWAGE DISPOSAL	None	LAND FEATURES	Sloping/Terraced, Wooded/Treed
		DOCUMENTS ON FILE	Land Survey, Restrictive Covenants



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cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



Listing Office RED DOOR REALTY - 16940

MLS # 201612239

Address Lot 6 Sunnybrook Heights Dr

Listing Office:

List Price \$75,000

Community SUNNYBRK

RED DOOR REALTY - 16940

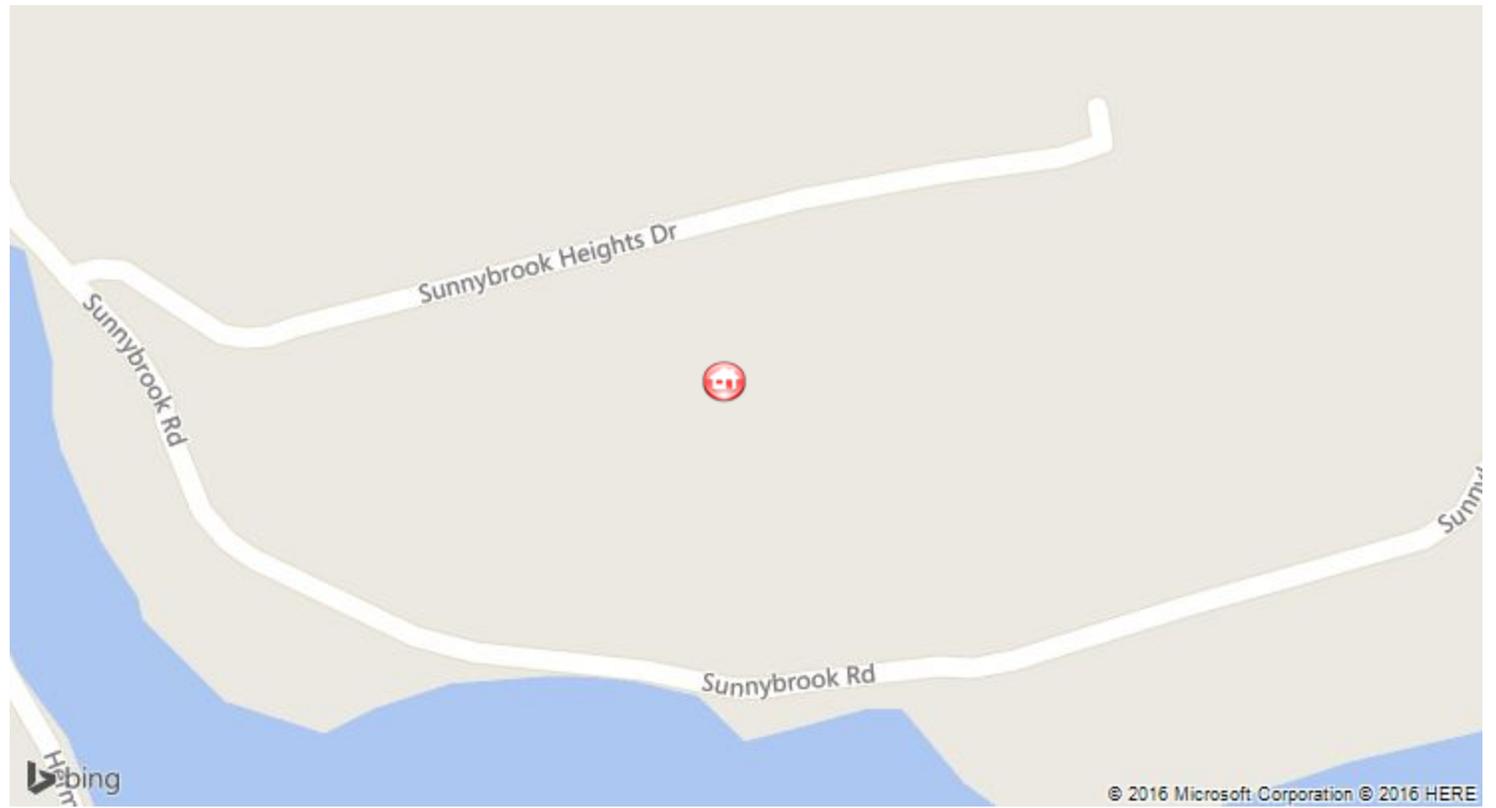
Status ACT

Province NS

Class: VL

Postal Code B0J 2C0





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