



Virt Tour URL

Closing Date

## MLS Client View - VACANT LAND

<b>MLS #</b>	201714153	<b>Region</b>	South Shore
<b>PID #</b>	80086648	<b>County</b>	Shelburne
<b>Additional PID</b>	No	<b>District</b>	407-Shelburne County
<b>Type</b>	Vacant Lot(s)	<b>Sub-District</b>	G2
<b>Listing Status</b>	ACTIVE	<b>Lot Size</b>	7.5 acres
<b>Listing Price</b>	\$109,000	<b>Zoning</b>	RES
<b>Selling Price</b>		<b>Road</b>	Public
<b>Address</b>	Lot 2 Round Bay Ferry Road	<b>Waterfront</b>	Yes
<b>Address 2</b>			
<b>Community</b>	Round Bay		

## Directions to Property

Highway 103 to Exit 27. Go 1.1 kms, turn right on Shore Road. Go 20.5 kms to Red Head Road, Turn left on Ferry Road, property on right. Realty Sign Posted. (NOTE: For easier access to the shore front, walk down the neighboring property's drive.)

## General Property Information:

<b>Prop Knwn As/Bdy of Water</b>	Round Bay	<b>WATER FRONTAGE</b>	Bay, Ocean	<b>Elementary School</b>
<b>Legal Description</b>		<b>WATER ACCESS</b>	Access: Bay, Access:	<b>Middle/Jr School</b>
<b>Title to Land</b>	Freehold	<b>/VIEW</b>	Ocean, Access: Year	<b>High School</b>
<b>Restr/Prot Covenants</b>	No		Round Road, View:	<b>Fr Imm Elementary School</b>
<b>Survey</b>	Yes		Ocean, View: Bay	<b>Fr Imm Middle/Jr School</b>
<b>Current Valid Perc Test</b>	No	<b>Water Frontage</b>	Feet	<b>Fr Imm High School</b>
<b>Property Gated</b>	No	<b>Units</b>		<b>Other</b>
<b>Environmental Assessment</b>	No	<b>Water Frontage</b>	187.00	
<b>Easements</b>	No	<b>Meas</b>		
<b>Assessment</b>	\$158,600			
<b>Assessment Year</b>	2017			
<b>Association Fees</b>				

## Property Overview

This is a lovely piece of land sloping gracefully to 187 feet of boulder-strewn beach with crashing surf. A century ago this was a farmstead, which went back to nature after the great fire of 1904. It has since been partially cleared, revealing old foundations, rock walls and the old well. There are several inviting building sites and sweeping ocean views from terraced elevations. Round Bay is a very civilized summer community and it is only a short walk up the road to the mile long sand beach and bird conservation area at the head of Round Bay.

## Property Features

<b>PROPERTY SIZE</b>	3 to 9.99 Acres	<b>UTILITIES</b>	Electricity
<b>WATER SOURCE</b>	None	<b>DRIVEWAY/PARKING</b>	Dirt
<b>SEWAGE DISPOSAL</b>	None	<b>LAND FEATURES</b>	Partially Cleared, Softwood Bush, Year Round Road
		<b>DOCUMENTS ON FILE</b>	Land Survey



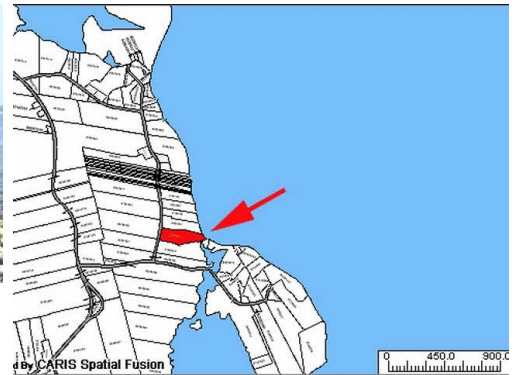
ROGER DIAL - Main: 902-277-0593  
 roger@reddoorrealty.ca  
 RED DOOR REALTY - 16940



Listing Office RED DOOR REALTY - 16940

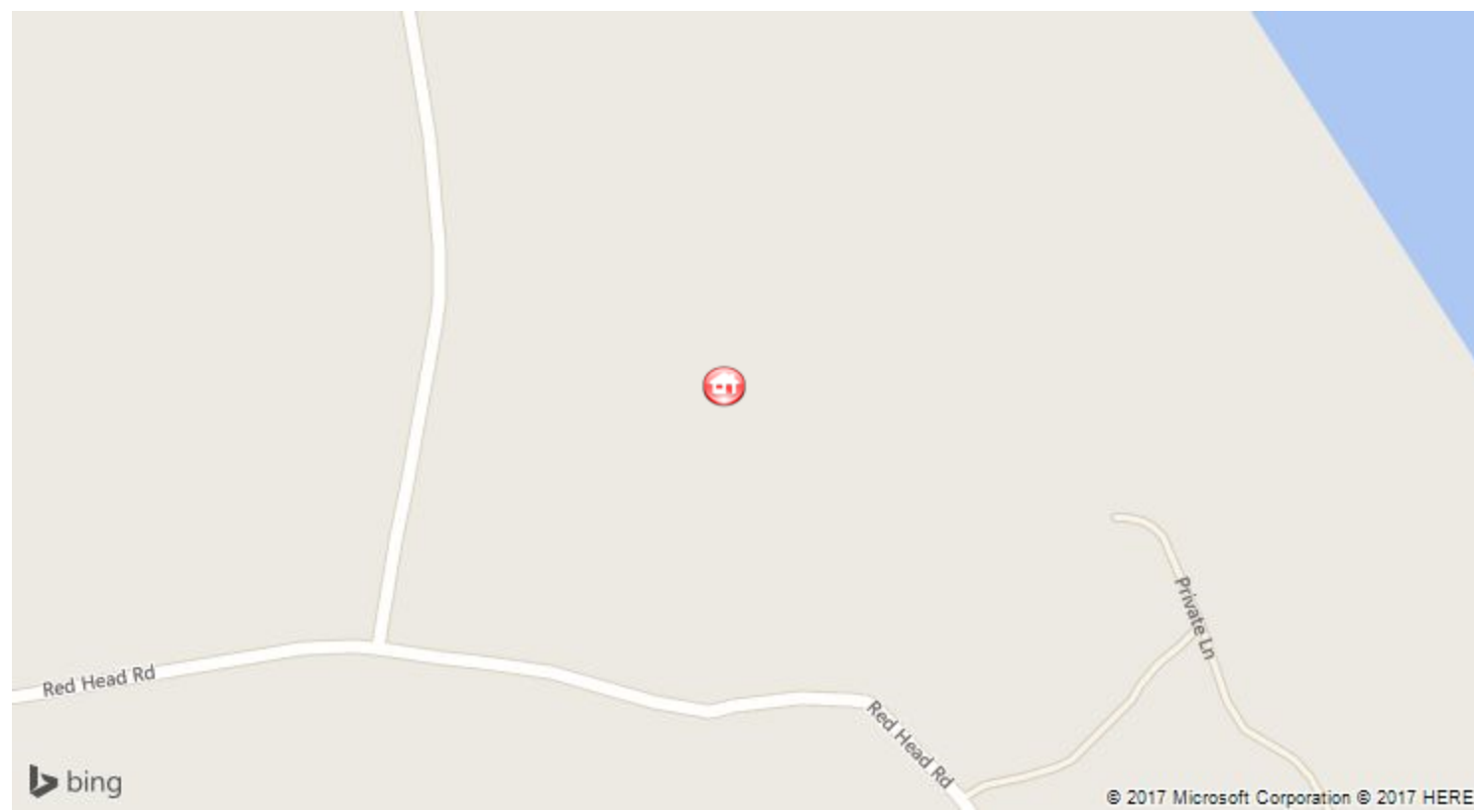
<b>MLS #</b>	201714153	<b>Address</b>	Lot 2 Round Bay Ferry Road
<b>List Price</b>	\$109,000	<b>Community</b>	ROUNDBAY
<b>Status</b>	ACT	<b>Province</b>	NS
<b>Class:</b>	VL	<b>Postal Code</b>	BOT 1W0

**Listing Office:**  
RED DOOR REALTY - 16940



MLS # 201714153

PID # 80086648



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.