



**Price** \$199,500

**Status** ACTIVE



**MLS #** 201725642

**PID #** 70103270

**PID #3**

**PID #2** 60641958

**PID #4**

**Address** 1440 Highway 331

**Community** East Port Medway

NS B0R 1G0

**Legal Description**

**Road**

**Lot Size** 2.12 acres + 24,105 sq ft **Acres** 2.50

**Waterfront** Yes

**Water Frontage** Ocean

**Water Access/View** Access: Ocean, View: Harbour

**Prop Knwn As/Bdy of Water**

**District** 406-Queens County

**Sub-District** D1

**Elementary**

**Middle/Jr**

**High**

**Fr Imm Elem**

**Fr Imm Mid**

**Fr Imm High**

**Other**

**Selling Price**

**Closing Date**

**Possession** Immediate

**Property Overview** Fabulous waterfront property upon which to build. Existing cape, though salvageable to a purest, does not give a contributory dollar value to over 900' of waterfront! Lot 1 assessment \$193,900 (2.12 acres) Lot 2 assessment \$60,000 (24,105 sq. ft., 347' waterfront)

**Type** Vacant Lot(s)

**Property Size** 1 to 2.99 Acres

**Title to Land** Freehold

**Land Features** Partially Cleared, Level, Sloping/Terraced, Wooded/Treed, Year Round Road

**Water** Dug

**Sewage** None

**Utilities** Electricity

**Driveway/Pkg** Dirt, Single

**Inclusions**

**Exclusions**

**Directions to Property** Highway 103 to Highway 331

**Restr/Prot Covenants** No

**Survey** Yes

**Current Valid Perc Test** No

**Sign** Yes

**Migrated** Yes

**Zoning** N/A

**HST** Exempt from HST

**PDS** Yes

**Property Gated** No

**Environ. Asses.** No

**Easements** N

**Charges** None

**Association Fees**

**Listing Office** Red Door Realty



**Compliments of** Cynthia Dial - Main: 902-298-0332

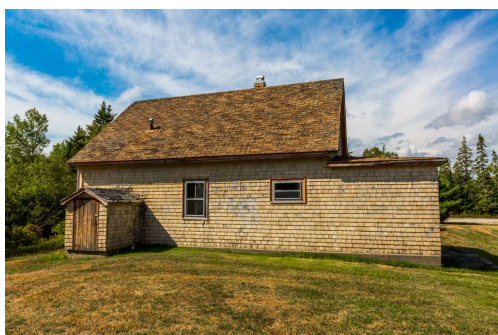
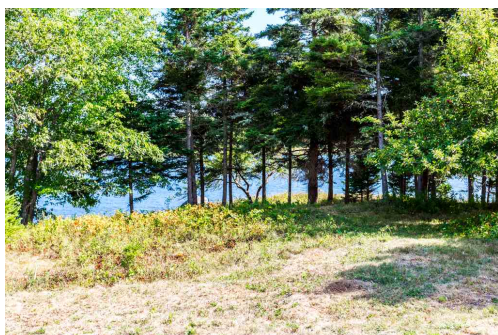
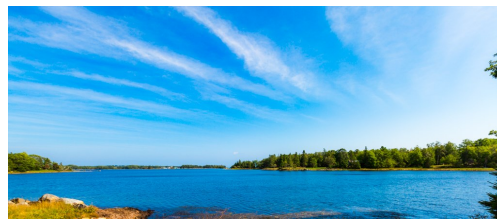
**Email** cindy@reddoorrealty.ca

**Company Name** RED DOOR REALTY - 16940



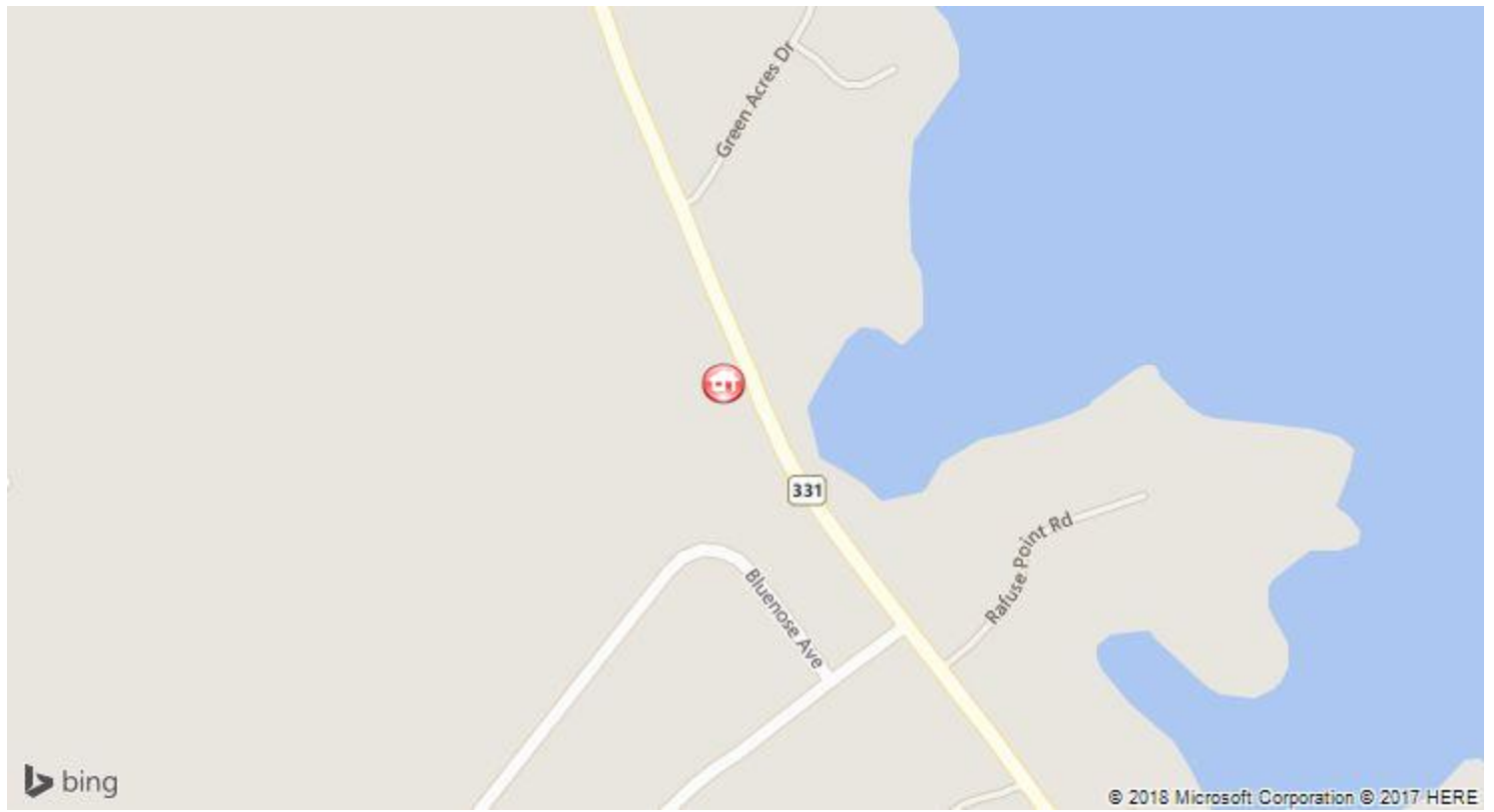
<b>MLS #</b>	201725642	<b>Address</b>	1440 Highway 331
<b>List Price</b>	\$199,500	<b>Community</b>	EASTPORTMY
<b>Status</b>	ACT	<b>Province</b>	NS
<b>Class:</b>	VL	<b>Postal Code</b>	B0R 1G0

**Listing Office:**  
Red Door Realty



MLS # 201725642

PID # 70103270



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.