



MLS Client View - RESIDENTIAL			
<b>MLS #</b>	201901895	<b>Number of Bedrooms</b>	4
<b>PID #</b>	60177433	<b>Master On Main Floor?</b>	Yes
<b>Additional PID</b>		<b>Full Baths</b>	3
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	38
<b>Listing Price</b>	\$649,000	<b>Year Built Unknown</b>	
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	2,812
<b>Address</b>	576 Hermans Island Road	<b>Square Footage (MLA)</b>	1,984
<b>Community</b>	Herman's Island	<b>Building Dimensions</b>	irregular (30x55 + 12x12 + 32x26)
<b>District</b>	405-Lunenburg County	<b>Lot Size</b>	2.09 acres
<b>Sub-District</b>	B3	<b>Garage</b>	Yes
<b>Style</b>	Detached	<b>Waterfront</b>	Yes

Virt Tour URL

Add'l Virt Tour 1

Closing Date

#### Directions to Property

FROM LUNENBURG or MAHONE BAY: Follow Hwy-3 and turn onto Herman's Island Rd at the Old Black Forest Restaurant. Follow signs to Lunenburg Yacht Club. Cross bridge to

#### General Property Information:

**Water Frontage Meas** 255.00  
**Water Frontage Units** Feet  
**Inclusions** fridge, stove, dishwasher, washer & dryer

**Exclusions**  
**Zoning** RES  
**Association Fees**

#### Condo Info

**Monthly Condo Fee**  
**Condo Fee Includes**  
**Plus Den Y/N**  
**In Suite Laundry**  
**Pet Friendly**

**Elementary School** Bluenose Academy  
**Middle/Jr School** Bluenose Academy  
**High School** Park View Education Centre  
**Fr Imm Elementary School** Centre scolaire de la Rive Sud (P -12)  
**Fr Imm Middle/Jr School** Centre scolaire de la Rive Sud (P -12)  
**Fr Imm High School** Centre scolaire de la Rive Sud  
**Other** South Shore Waldorf School & Kindergarten

**Garage Details** attached double+, wired, heated  
**Parking Details** gravel circular driveway  
**Rental Income**

#### Mobile/Mini Info

**Mobile/Leased Land Fees**  
**Mobile/Mini Make**  
**Land Status**  
**Pet Friendly**

ROOM TYPE	LEVEL	ROOM DIMENSIONS
<b>Living Room</b>	<b>Main Floor</b>	<b>14.7 x 19.9</b>
<b>Dining Room</b>	<b>Main Floor</b>	<b>22.2 x 12</b>
<b>Kitchen</b>	<b>Main Floor</b>	<b>14.2 x 9.9</b>
<b>Den/Office</b>	<b>Main Floor</b>	<b>16.6 x 13</b>
<b>Master Bedroom</b>	<b>Main Floor</b>	<b>16.6 x 12.9</b>
<b>Ensuite Bath 1</b>	<b>Main Floor</b>	<b>12.1 x 5 (3-pc)</b>
<b>Bedroom</b>	<b>Main Floor</b>	<b>12.8 x 10.1</b>
<b>Bath 2</b>	<b>Main Floor</b>	<b>7.10 x 4.11 (3-pc)</b>
<b>Foyer</b>	<b>Main Floor</b>	<b>12 x 9</b>
<b>Sun Room</b>	<b>Main Floor</b>	<b>18.4 x 9.7 (3 -season)</b>
<b>Bedroom</b>	<b>Lower Level</b>	<b>14.4 x 13.7</b>
<b>Bedroom</b>	<b>Lower Level</b>	<b>13.7 x 12.7</b>
<b>Bath 3</b>	<b>Lower Level</b>	<b>9.2 x 5 (3-pc)</b>
<b>Utility</b>	<b>Lower Level</b>	<b>12.5 x 11.10 (closet)</b>
<b>Laundry</b>	<b>Lower Level</b>	

#### Property Overview

[VISIT LISTING BROKERAGE'S WEBSITE FOR AN INTERACTIVE 3D VIRTUAL TOUR & AN AERIAL VIDEO TOUR] A symphony of style and setting in one of the South Shore's most sought after locations, just minutes from the towns of Lunenburg and Mahone Bay. This distinctive home is a photographer's dream -- every angle offering up delightful perspectives and highlighting subtle design choices. The 2800 square foot residence was thoughtfully designed over 2 levels and situated on an elevated lot to take advantage of the views over beautiful Prince's Inlet. Embraced by its secluded woodland setting, who knew this house was even there! A slight change in levels on the main floor creates a natural division between the elegant living & entertaining spaces and the more private bedroom and den enclaves of the home. Each area enjoys walk outs to decks overlooking pretty pines and birches down to the water's edge. Often an open plan living area can seem austere...but not here! Dappled sunlight, honed softwood floors and a traditional wood-burning fireplace add an element of coziness to a space that's big enough to accommodate a grand piano! The Den with its 14' vaulted ceiling serves as passageway to the main level Master Suite which enjoys its own private balcony and shares access to the lovely 3-season Sunroom. A second bedroom plus full bath complete the main level. Built into the slope of the hill, the lower level of the home enjoys full sized windows and good views, and offers 2 additional Bedrooms and a 3rd full bath. Other property highlights include an oversized double garage, 2+ acres of land, and 255 feet of direct

#### Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

#### Property Features

**BUILDING STYLE** 2 Level, Contemporary  
**PROPERTY SIZE** 1 to 2.99 Acres  
**BASEMENT** Fully Developed, Partial, Walkout  
**FOUNDATION** Concrete  
**EXTERIOR FINISH** Wood Shingles, Wood Siding  
**ROOF** Asphalt Shingle  
**FLOORING** Carpet, Slate, Softwood  
**HEATING/COOLING TYPE** Baseboard, Fireplace, Furnace, Hot Water  
**FUEL TYPE** Oil, Wood  
**WATER SOURCE** Dug, Well  
**SEWAGE DISPOSAL** Septic  
**UTILITIES** Cable, Electricity, High Speed Internet, Telephone

**GARAGE** Attached, Double, Heated, Wired  
**DRIVEWAY/PARKING** Circular, Gravel  
**STRUCTURES** Deck, Dock, Shed, Wharf  
**FEATURES** Balcony, Alarm System, Ensuite Bath, Fireplace(s)  
**RENTAL EQUIPMENT** NONE  
**WATER FRONTAGE** Bay, Ocean  
**WATER ACCESS/VIEW** Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean  
**LAND FEATURES** Partial Landscaped, Partially Fenced, Sloping/Terraced, Wooded/Treed, Year Round Road  
**COMMUNITY FEATURES** School Bus Service, Marina

#### COMPLIMENTS OF:

**Cynthia Dial - Main: 902-298-0332**  
**cindv@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**

**Listing Office** RED DOOR REALTY - 16940

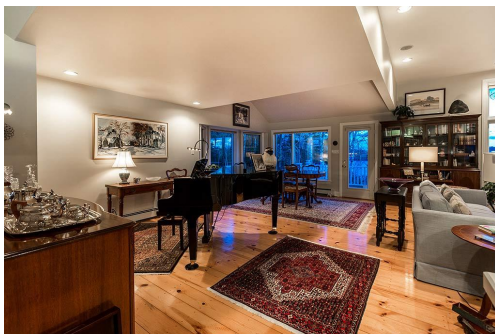
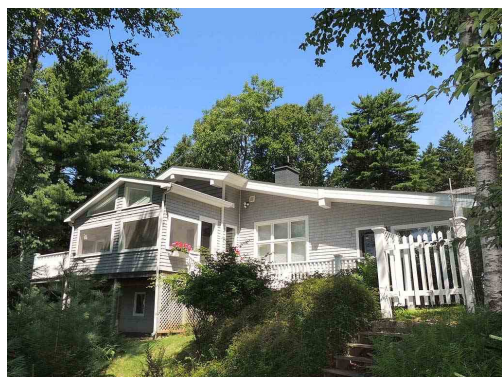




**MLS #** 201901895  
**List Price** \$649,000  
**Status:** ACT  
**Class:** RE

**Address** 576 Hermans Island Road  
**Community** HERMANSI  
**Province** NS  
**Postal Code** B0J 2C0

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

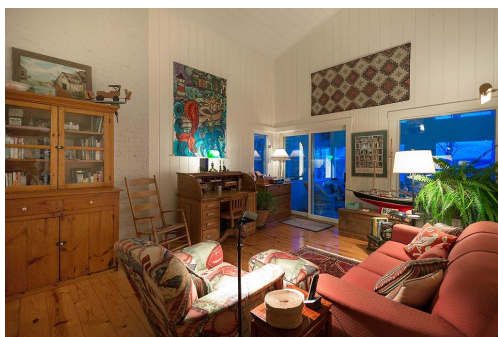


Data provided by the Nova Scotia Association of REALTORS®.



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