

Client View - Residential



Listing Price \$399,000



MLS #	201917585	# of Beds	2
PID #	60422649	Master on Main Floor?	Yes
Add'l PID	N	Full Baths	2
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	3
Address	19 Berry Hill Lane Martins Brook NS B0J 2C0	Total Fin SqFt (TLA)	977
		Square Footage (MLA)	977
		Building Dimensions	32.4 x 22.5 + 18.4 x 11
County	LUNENBURG	Lot Size	1.03 acres
Type	Single Family	Garage	N
Style	Detached	Garage Details	carport
Waterfront	Y		
Frontage			
Prop Knwn As/Bdy of Water:	Prince's Inlet - Mahone Bay	Parking Details	gravel driveway
Restr/Prot Covenants	Y	Zoning	RES
		Rental Income	

Directions to Property

FROM LUNENBURG: Hwy-3 between Lunenburg and Mahone Bay – Turn onto the Herman's Island Rd then right onto Prince's Inlet Drive when you get to the water. Continue about 120 meters then right onto Berry Hill Lane. #19 is the first driveway on your left. Realty sign posted.

Property Overview

JURY, HAVE YOU REACHED YOUR VERDICT? No need for deliberation...it's Unanimous! -- This is the most perfect little cottage you'll ever see! ~~~EXHIBIT A: Here we have the quintessential seaside cottage...not too rustic, not too formal, but completely casual and comfortable. Just the right size, neat & tidy, tasteful & efficient, all on one level, and totally low maintenance. The recently built home features a bright and cheery interior with an open plan main living area that extends via French doors to a generous deck where you can sit solo and soak in the peaceful setting, or entertain friends who will surely envy your great fortune. The home is compact, but well planned with 2 Bedrooms each with 3-piece ensuite, plus another half bath for those envious visitors. ~~~EXHIBIT B: Location, Location, Location! The property is set in a premium location midway between Lunenburg and Mahone Bay. Beautiful Prince's Inlet is the jewel of the south shore, popular with year-round residents and cottagers alike, with some of the very best boating/sailing waters of the Atlantic at your doorstep. This deep and sheltered body of water has been a longtime favourite of sailors and is home to the popular Lunenburg Yacht Club. Positioned well above the road, the cottage is nestled in the trees and enjoys lovely water views from its private setting. Stroll down for a swim, or put the kayak in and go for a paddle. This property comes with access to these fabulous recreational waters with a shared interest in the sandy beachfront below the house in addition to a 4 acre waterlot with deep water mooring. The evidence is clear...You have found the ideal summer retreat or

Room Sizes

Dining Room	Main Floor	15.7 x 12.1
Living Room	Main Floor	11.10 x 8.10
Kitchen	Main Floor	8.10 x 7.7
Foyer	Main Floor	8.9 x 6.8
Bath 1	Main Floor	6.10 x 3.7 (2-pc)
Bedroom	Main Floor	11.1 x 9.10
Ensuite Bath 1	Main Floor	7.10 x 3.10 (3-pc)
Bedroom	Main Floor	11.4 x 10
Ensuite Bath 2	Main Floor	8.4 x 4 (3-pc)
Laundry	Main Floor	Utility Rm - 6.5 x 5

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

Schools

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 &

Condo

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

BUILDING STYLE	Contemporary, 1 Level
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	None
FOUNDATION	Concrete, Slab
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Laminate
HEATING/COOLING TYPE	Hot Water, In Floor, Radiant
FUEL TYPE	Electric
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Carport
DRIVEWAY/PARKING	Gravel
STRUCTURES	Shed
FEATURES	Ensuite Bath, HRV (Heat Rcvry Ventln)
APPLIANCES INCLUDED	Range - Electric, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
WATER FRONTAGE	Across Road, Bay, Ocean
WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
COMMUNITY FEATURES	School Bus Service, Marina, Beach



COMPLIMENTS OF:

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



Listed By: RED DOOR REALTY - 16940

The above information is from sources believed reliable but should not be relied upon without verification.

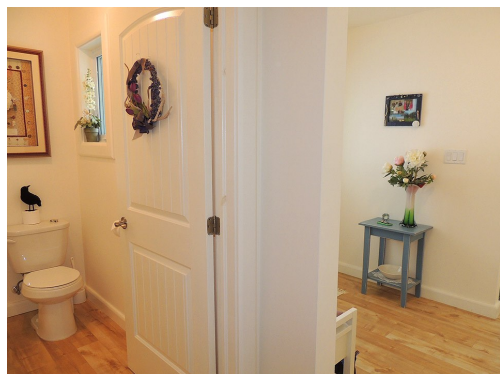
MLS # 201917585
List Price \$399,000
Status: ACT
Class: RE

Address 19 Berry Hill Lane
Community MARTINSB
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



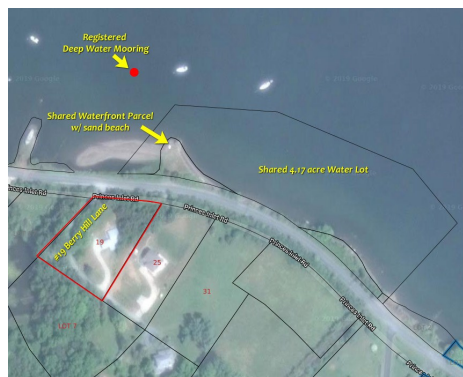
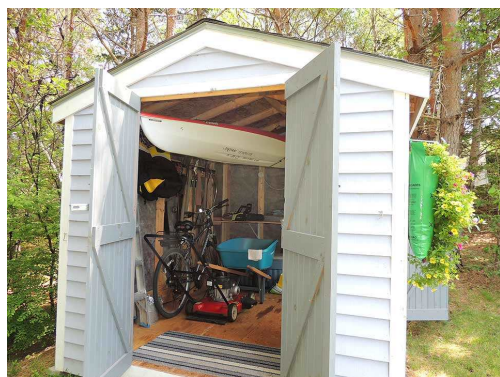
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