

## Client View - Vacant Land



MLS #	202017935	Lot Size	1.28 acres
PID #	60656238		
Add'l PID		Survey	Yes
Listing Status	<b>ACTIVE</b>	Current Valid Perc Test	No
Selling Price		Environmental Assess.	No
Address	Lot-14 Ocean Stone Drive	Easements	No
	Garden Lots NS B0J 2C0	Restr/Prot Covenants	Yes
Type	Vacant Lot(s)	Property Gated	No
Waterfront	N	Road	Public
Water Frontage		Zoning	RES
		Association Fees	\$200.00
		Betterment Charges	
Frontage	Prop Knwn As/Bdy of Water Lunenburg Back Harbour		

**Listing Price \$58,500**



## DIRECTIONS TO PROPERTY

Head out of Lunenburg towards Blue Rocks. About 1.5km from town limits turn left onto Silver Point Rd. Continue about 800 meters and look for the Rum Point Oceanfront Community sign. Turn left onto Ocean Stone Drive and continue about .5km looking for the realty sign on your right marking Lot-14.

## PROPERTY OVERVIEW

Seems everyone wants to make Lunenburg their home these days...but there's so little available to buy in town, even less in the way of newer homes, and forget about a building lot anywhere near the core. But all's not lost, when you can live just outside of town with a view of the water and access to it as well. The "Rum Point Oceanfront Community" offers the best of both worlds...enjoy all the services and amenities of vibrant Lunenburg, and a peaceful bucolic rural setting less than 3 km outside of town. Rum Point is an upscale new community of fine homes, complete with shared water access and community tennis court, exclusive for the Rum Point residents. Lot 14 has an ideal southwest aspect for sunny afternoons and sunsets over the water. A drilled well is already in place, the roads are municipally maintained, and power and communication lines service the development (YES, "wired" high-speed internet is available here!). The 1.28 acre lot is level and partially cleared with a stand of mature trees serving as a natural backdrop. Just insert yourself and your dream home to complete this pretty picture.

## SCHOOLS

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

## FEATURES

PROPERTY SIZE	<b>1 to 2.99 Acres</b>
WATER SOURCE	<b>Drilled Well</b>
SEWAGE DISPOSAL	<b>None</b>
UTILITIES	<b>Cable, Electricity, High Speed Internet, Telephone</b>
LAND FEATURES	<b>Partially Cleared, Level</b>
WATER ACCESS/VIEW	<b>Access: Deeded, View: Harbour, View: Ocean, View: Bay</b>
DRIVEWAY/PARKING	<b>None</b>
Inclusions	
Exclusions	



## COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

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Red Door Realty (Lunenburg)



Listed By: Red Door Realty (Lunenburg)

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

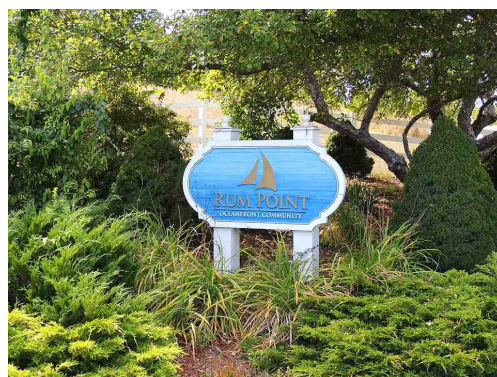


<b>MLS #</b>	202017935	<b>Address</b>	Lot-14 Ocean Stone Drive
<b>List Price</b>	\$58,500	<b>Community</b>	GARDENLOT
<b>Status</b>	ACT	<b>Province</b>	NS
<b>Class:</b>	VL	<b>Postal Code</b>	B0J 2C0

**Listing Office:**  
Red Door Realty (Lunenburg)







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