

## Client View - Vacant Land



**Listing Price \$225,000**



MLS #	202107141	Lot Size	2.88 acres
PID #	60195617		
Add'l PID		Survey	Yes
Listing Status	<b>ACTIVE</b>	Current Valid Perc Test	No
Selling Price		Environmental Assess.	No
Address	Lot 8A Peninsula Road	Easements	Yes
	Feltzen South NS B0J 2X0	Restr/Prot Covenants	No
Type	Vacant Lot(s)	Property Gated	No
Waterfront	Y	Road	Private
Water Frontage	Bay, Ocean	Zoning	RES
		Association Fees	
		Betterment Charges	
Frontage	233.00 Feet		
Prop Knwn As/Bdy of Water	Lunenburg Bay		

## DIRECTIONS TO PROPERTY

From Lunenburg follow Hwy 332 toward Riverport. About 10km outside of town, turn left onto Feltzen South Road. Continue another 5.5km and turn right onto Peninsula Rd. A small parking area for Lot 8A is about 500 meters up the hill on your right. Realty sign posted.

## PROPERTY OVERVIEW

**BUILD BY THE SEA!** ... Here's a prime oceanfront building lot in peaceful Feltzen South, just 15 minutes outside of popular Lunenburg. The nearly 3 acre parcel slopes gently to more than 230 feet of shorefrontage with large granite boulders mixed with sand and pebble. The nicely treed lot provides a good level of privacy from neighbours, and a choice of elevated building sites enjoy spectacular views across Lunenburg Bay...you can even see Lunenburg's colourful waterfront buildings in the distance, and at night the lights of town reflecting off the water. Located midway between amenity-rich Lunenburg and magnificent Hirtle's Beach, Feltzen South offers the best of both worlds...easy access to nature and culture. In the immediate area, and an easy bike ride away, is Spindler's Beach -- a gorgeous and little used sandy beach that is ideal for dog-walking or beachcombing, and even swimming in late summer and fall. In minutes you could also be at The Ovens Natural Park, the Bayport Pub and the Rose Bay General Store. Always a critical consideration when building outside of town, especially in this new era of working from home, is connectivity. You'll be relieved to know that paved Peninsula Road enjoys wired/fibre high-speed internet, so you can hide away but stay connected. All that's missing is your dream home...so start designing!

## 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	
Fr Imm Middle/Jr School	
Fr Imm High School	
Other	

## FEATURES

PROPERTY SIZE	<b>1 to 2.99 Acres</b>
WATER SOURCE	<b>None</b>
SEWAGE DISPOSAL	<b>None</b>
UTILITIES	<b>Cable, Electricity, High Speed Internet, Telephone</b>
LAND FEATURES	<b>Sloping/Terraced, Wooded/Treed, Year Round Road</b>
WATER ACCESS/VIEW	<b>Access: Bay, Access: Ocean, Access: Year Round Road, View: Ocean, View: Bay</b>
DRIVEWAY/PARKING	<b>None</b>
Inclusions	
Exclusions	



## COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332  
cindy@reddoorrealty.ca  
Red Door Realty (16940)



Listed By: Red Door Realty (16940)

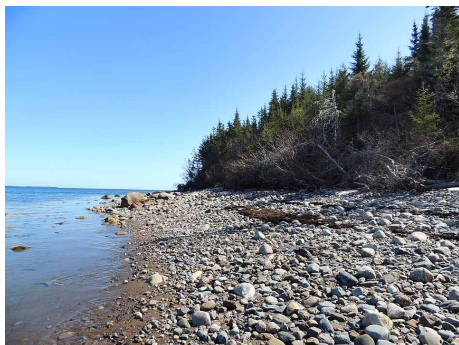
The above information is from sources believed reliable but should not be relied upon without verification.



**MLS #** 202107141  
**List Price** \$225,000  
**Status** ACT  
**Class:** VL

**Address** Lot 8A Peninsula Road  
**Community** FELTZENSO  
**Province** NS  
**Postal Code** B0J 2X0

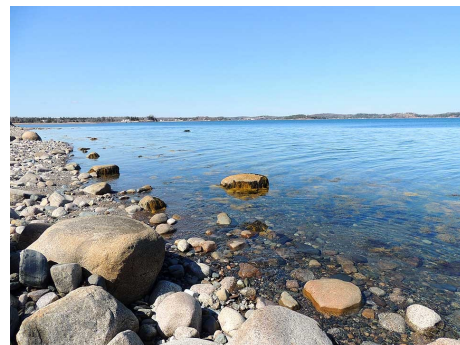
**Listing Office:**  
Red Door Realty (16940)



Feltzen South Oceanfrontage



Spectacular views



Cyrstal Clear Waters!



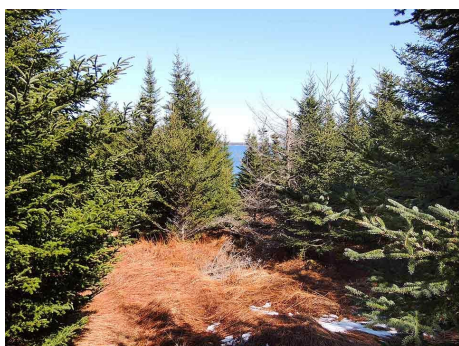
Town of Lunenburg across Bay



Lunenburg Bay



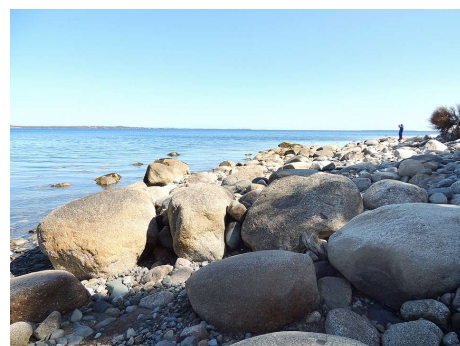
View across Bay



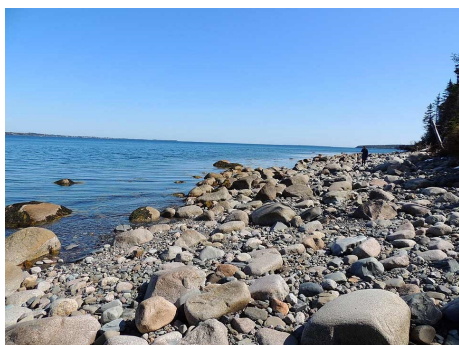
Excellent Building Sites



Treed for Privacy



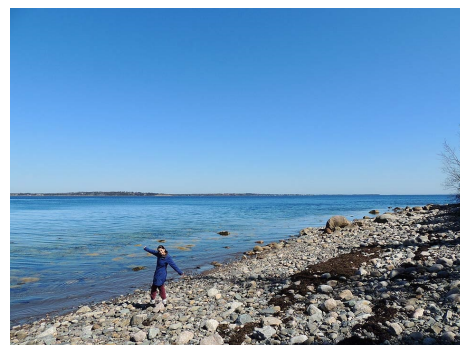
A dramatic shoreline with...



large granite boulders...



...sand and pebble beach.



Beach-combing anyone?



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PID # 60195617



Paved Peninsula Road



Approaching Lot 8A.



Feltzen South Government Wharf



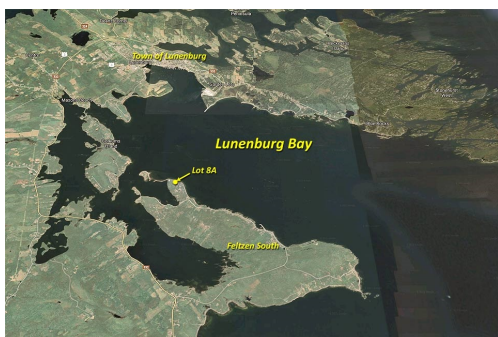
Nearby Spindler's Beach...



...is beautiful & little-used.



Lot 8A - Peninsula Road.



Just 15 minutes from Lunenburg

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