

Client View - Residential



MLS #	202116026	# of Beds	2
PID #	60177607	Master on Main Floor?	
Add'l PID		Full Baths	1
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	81
		Year Built	Unknown
Address	71 Hermans Island North Herman's Island NS B0J	Total Fin SqFt (TLA)	883
		Square Footage (MLA)	883
County	LUNENBURG	Building Dimensions	31.6 x 29 less jog
Type	Cottage / Rec.	Lot Size	28,000 sq ft (.64 acre)
Style	Detached	Garage	N
Waterfront	Y	Garage Details	
Frontage	100.00 Feet		
Prop Knwn As/Bdy of Water:	Mahone Bay		
Restr/Prot Covenants	N	Parking Details	circular gravel driveway
New Construction	N		
Construction Status		Zoning	RES
		Rental Income	

Listing Price \$645,000



Virt Tour URL

Add'l Virt Tour

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 Herman's Island and continue on Herman's Island Road about 400 meters then turn left onto Herman's Island North Side Road. Continue about 300 meters and

Property Overview

OH SWEET NOSTALGIA! -- Welcome to "Lee Side", an authentic 1940's oceanside cottage on sought after Herman's Island. Lee Side may look like a movie set but this classic cottage-by-the-shore is an absolute original...a time capsule that will take you back to fond memories, and inspire hopes of what 'summers at the cottage' could be again. Indeed, Lee Side has been the cherished venue for one family's summer memories for over 80 years -- and for the first time, this special property is being offered for sale. Not only that, but the cottage is also being offered completely turnkey so its new owners can move right in and start making generations of their own family memories. The delightful & cozy interior extends to the cottage-wide & view-filled sunroom, and further unfolds to the outdoors and an expansive terraced deck. There's plenty of space inside & out for the grown-ups to relax with views over the gently sloping lawn down to 100' of sand & pebble shore frontage where the kids can beachcomb or swim the summers away in the gentle waters of Mahone Bay. The charming cottage has all the character & patina of yesteryear with its open rafters & multi-paned windows, but extensive system upgrades over the years ensure that Lee Side is poised to provide many more generations of happy family memories. Upgrades include a new septic system in '92, a new concrete foundation with full basement in '97, and complete re-wire with 200 Amp electrical service in '05. The area is

Room Sizes

Kitchen	Main Floor	16 x 10
Living Room	Main Floor	10.6 x 9.7 less jog
OTHER	Main Floor	Pantry - 7 x 5.4
Den/Office	Main Floor	10 x 7
Sun Room	Main Floor	31 x 8
Bedroom	Main Floor	9 x 8
Bedroom	Main Floor	8.7 x 8
Bath 1	Main Floor	3 - piece

Schools

Elementary	Bluenose Academy
Middle/Jr	Bluenose Academy
High	Park View Education Centre
Fr Imm Elementary	Centre scolaire de la Rive Sud
Fr Imm Middle/Jr	Centre scolaire de la Rive Sud
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

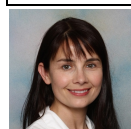
Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly
No. of Parking Spaces

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	Cottage/Camp	GARAGE	None
PROPERTY SIZE	0.5 to 0.99 Acres	DRIVEWAY/PARKING	Circular, Gravel
BASEMENT	Full, Undeveloped, Walkout	STRUCTURES	Deck
FOUNDATION	Poured Concrete	FEATURES	Propane Fireplace
EXTERIOR FINISH	Wood Siding	APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
ROOF	Asphalt Shingle	RENTAL EQUIPMENT	None
FLOORING	Softwood	WATER FRONTAGE	Bay, Ocean
HEATING/COOLING TYPE	Radiator	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
FUEL TYPE	Electric	LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
WATER SOURCE	Dug, Well	COMMUNITY FEATURES	Marina, Beach
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



COMPLIMENTS OF:

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Red Door Realty (16940)



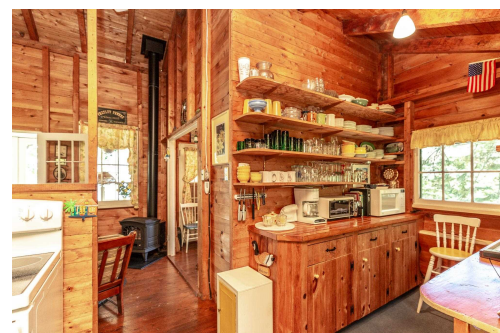
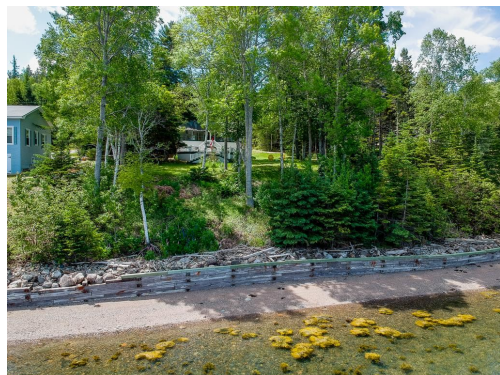
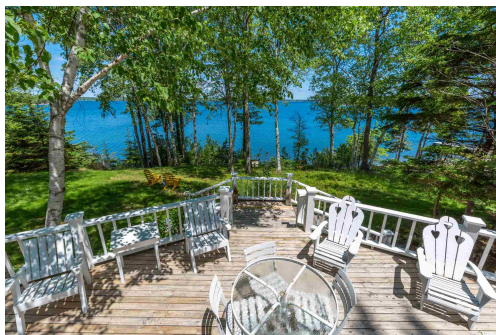
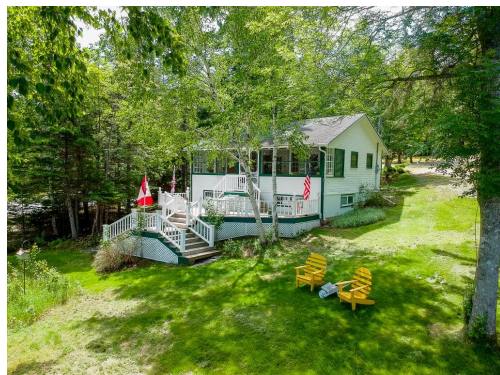
Listed By: Red Door Realty (16940)

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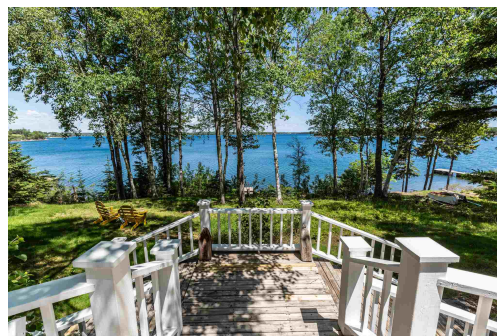
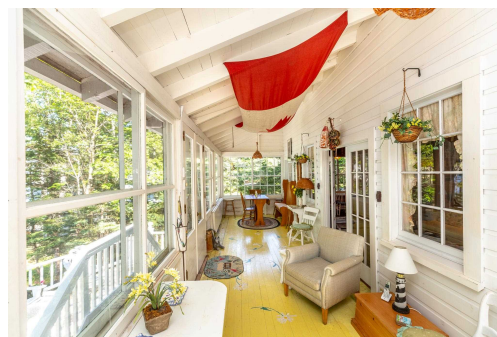
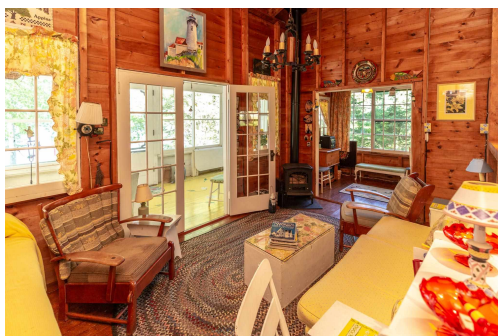
MLS # 202116026
List Price \$645,000
Status: ACT
Class: RE

Address 71 Hermans Island North Side Road
Community HERMANSI
Province NS
Postal Code B0J 2C0

Listing Office:
Red Door Realty (16940)

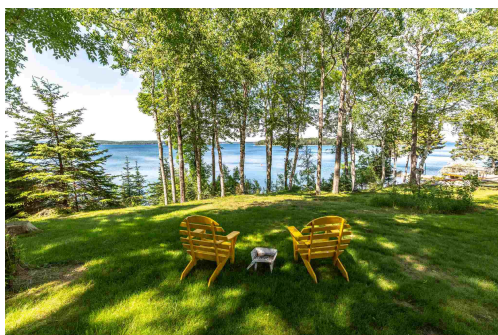


Data provided by the Nova Scotia Association of REALTORS®.



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PID # 60177607



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