

Client View - Vacant Land



MLS #	202224359	Lot Size	
PID #	60356532		
Add'l PID		Survey	Yes
Listing Status	ACTIVE	Current Valid Perc Test	No
Selling Price		Environmental Assess.	No
Address	Lot 3 Deer Meadow Lane Crescent Beach NS B0R 1C0	Easements	Yes
		Restr/Prot Covenants	No
Type	Vacant Lot(s)	Property Gated	No
Waterfront	N	Road	Private
Water Frontage		Zoning	NA
		Association Fees	
		Betterment Charges	
Frontage			
Prop Knwn As/Bdy of Water	Dublin and Green Bays		

Listing Price \$199,000



DIRECTIONS TO PROPERTY

From the Lahave Ferry, travel south on Hwy-331 for 9km and turn right onto Deer Meadow Lane. Lot 3 is just above the homes at 30 and 31 Deer Meadow Lane with the lot boundaries marked. Realty sign posted.

PROPERTY OVERVIEW

STOP, LOOK & LISTEN!...Build your dream home and let your senses be treated to the sights and sounds of the beach! This nicely elevated and gently sloping lots enjoys beautiful ocean panoramas with spectacular Crescent Beach as the centerpiece. The 2 acre parcel offers multiple potential building sites, each with a slightly different aspect. Just half a kilometer from the beach, you'll enjoy the soothing sound of waves rolling onto the sandy shore, and if you want to feel that sand between your toes, it's an easy stroll from your lot to the white sands and surf one of the province's most cherished beaches. This beautiful stretch of the south shore, known for its 3 incredible beaches (Crescent, Rissers, and Green Bay) strung together along a short 5km stretch of the coast, has become a haven for young families, artisans, entrepreneurs, and retirees alike. Contributing to the area's relaxed and wholesome lifestyle are established year-round businesses like the ever-popular Lahave Bakery, the Petite Riviere General Store, the Ploughman's Lunch, and the Osprey's Nest Pub. Newly surveyed and full connectivity with fibre internet service available, all that's missing is you and your new home! The town of Bridgewater, Lunenburg and Mahone Bay are all within a half hour, and HRM a comfortable 1.5 hour drive.

SCHOOLS

Elementary School	Petite Riviere Elementary School
Middle/Jr School	Hebville Academy
High School	Park View Education Centre
Fr Imm Elementary School	
Fr Imm Middle/Jr School	
Fr Imm High School	
Other	

FEATURES

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



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
Red Door Realty(20036)



Listed By: Red Door Realty(20036)

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

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List Price \$199,000
Status ACT
Class: VL

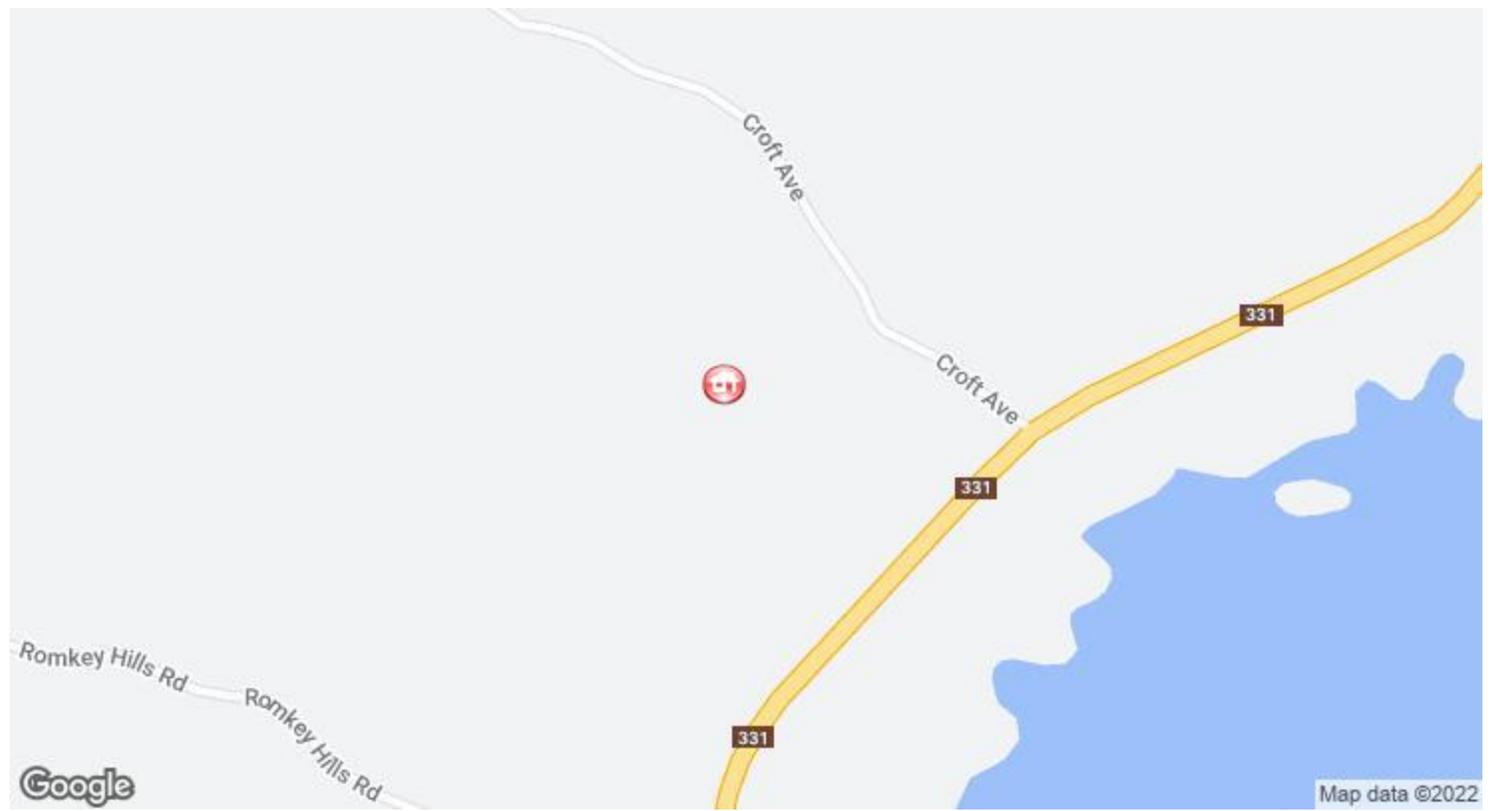
Address Lot 3 Deer Meadow Lane
Community CRESCENTBH
Province NS
Postal Code B0R 1C0

Listing Office:
Red Door Realty(20036)



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