

## Client View - Vacant Land



MLS #	202406644	Lot Size	
PID #	60448107		
Add'l PID		Survey	Yes
Listing Status	<b>ACTIVE</b>	Current Valid Perc Test	No
Selling Price		Environmental Assess.	No
Address	LOT R-2 Highway 331 Petite Rivière NS B4V 5Z2	Easements	No
		Restr/Prot Covenants	No
Type	Vacant Lot(s)	Property Gated	No
Waterfront	N	Road	Public
Water Frontage		Zoning	Rural
		Association Fees	
		Betterment Charges	
Frontage			
Prop Knwn As/Bdy of Water			

**Listing Price \$99,000**



### DIRECTIONS TO PROPERTY

FROM BRIDGEWATER: Follow NS-331 (The Lighthouse Route) toward Lahave and on to Petite Riviere. Cross the bridge and go up the hill 300 meters and watch for the lot on your left. Realty sign posted. \*\*\*\*\* FROM HIGHWAY-103: Take Exit 15 and follow the Italy Cross Road to Petite Riviere. Turn left onto NS-331 and drive 400 meters and watch for the lot on your right. Realty sign posted.

### PROPERTY OVERVIEW

\*\*\*Build your Dreams (Home) in Beach Country\*\*\* The little village of Petite Riviere is a welcoming and nostalgic coastal community with a cluster of charming historic homes nestled along both sides of the river where it meets the ocean. This is the heart of Lunenburg County's beach country, with 3 spectacular sand beaches within a short 3 minutes' drive: there's stunning Risser's Beach Provincial Park with its fine white sand and half kilometer boardwalk; dramatic Crescent Beach – a 2 kilometer long natural sandbar with rolling breakers; and the delightful Green Bay Beach and its vintage cottages with a few more contemporary beachside homes mixed in. This lovely 1.6 acre building lot slopes gently along a section of 'The Lighthouse Route' locally referred to as Spike's Hill. The lot was cleared a few years ago and enjoys a good buffer of mature trees around its perimeter along with pretty views of the little country church, St Michaels, across the road. A short driveway and French drain were installed by former owners in 2010 along with a septic field, but no further development of the property occurred after that, leaving this as a great opportunity for anyone seeking to build their dream home in this magical community. A 1-minute stroll down the hill is the Petite Riviere General Store, a community hub and anchor business of the village. The quiet hamlet also features the popular Petite Riviere Elementary School, a volunteer firehall, several artisan shops and galleries, and the Osprey's Nest Pub with regular live entertainment. More amenities and services are just 20 minutes away in Bridgewater. Come visit and you will discover this is an idyllic place to build your home and memories.

### SCHOOLS

Elementary School	<b>Petite Riviere Elementary School</b>
Middle/Jr School	<b>Hebville 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>Septic</b>
UTILITIES	<b>Cable, Electricity, High Speed Internet, Telephone</b>
LAND FEATURES	<b>Partially Cleared, Sloping/Terraced, Year Round Road</b>
DRIVEWAY/PARKING	<b>Gravel</b>
Inclusions	
Exclusions	



### COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

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.

**MLS #** 202406644

**Address** LOT R-2 Highway 331

**Listing Office:**

**List Price** \$134,000

**Community** PETITERIVI

**Status:** ACT

**Province** NS

**Class:** VL

**Postal Code** B4V 5Z2



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202406644

Address LOT R-2 Highway 331



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

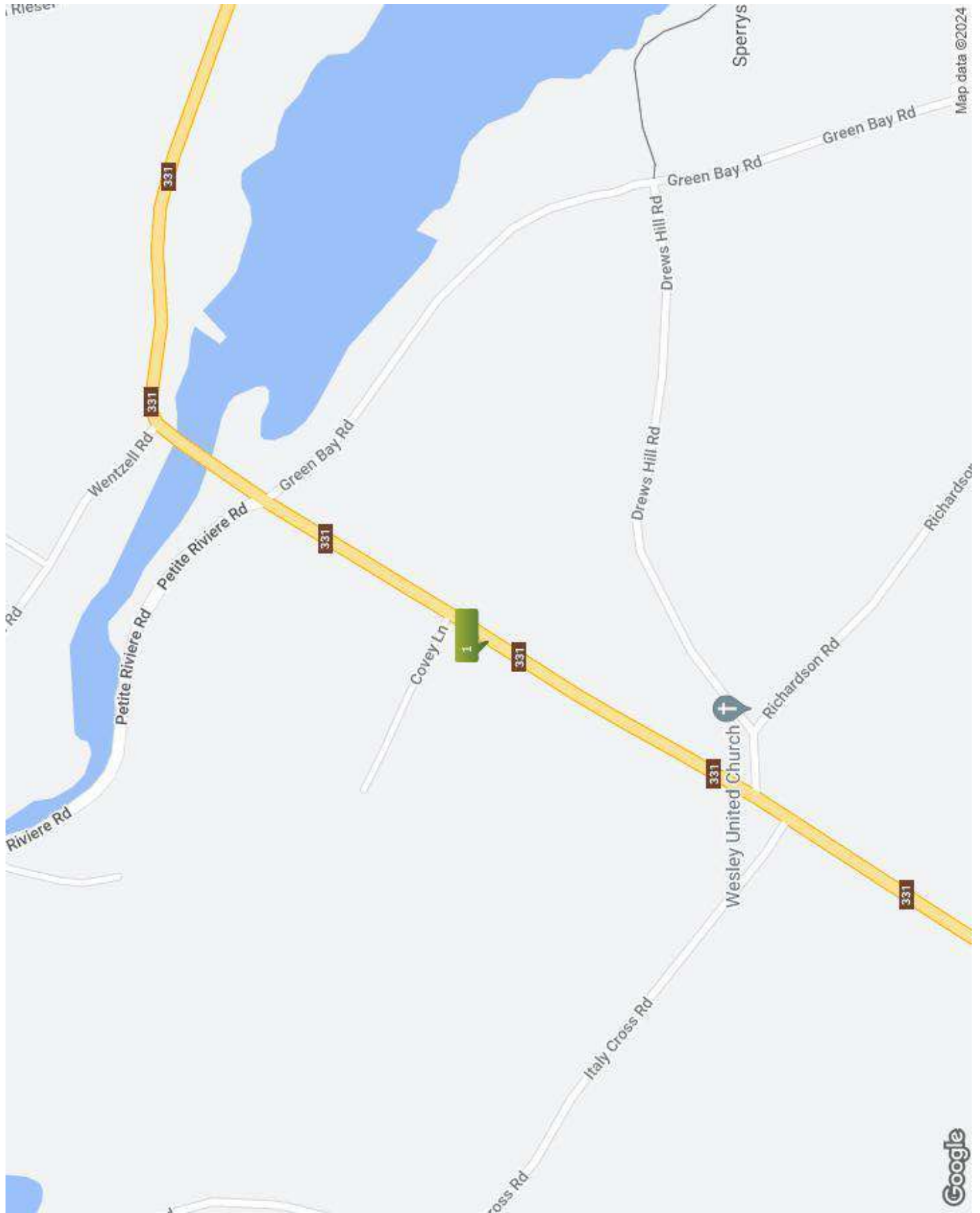
**MLS #** 202406644

**Address** LOT R-2 Highway 331


**MLS #** 202406644

**Address** LOT R-2 Highway 331





GOOGLE MAP VIEW

Num	Thumbnail	MLS #	Address	Region	Price	SqFt	Dist. to Center
1		202406644	LOT R-2 Highway 331	South Shore	\$134,000		0 km

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.