

Lot #1, Leary's Cove Rd, East Dover



MLS® 40236622

File# 310

Classic Coastal Nova Scotia!

\$59,900.00 CAD

Classic Coastal Nova Scotia! ...rugged landscape on a scenic sheltered cove with wharves and fishing boats. Who would have thought direct oceanfront this close to HRM could be this affordable? Located just down the road from world famous Peggy's Cove. Enjoy great 18-hole golfing at nearby Granite Springs Golf Club.

This .39 acre oceanfront parcel just begs for a cottage or year-round residence. 77 feet of direct ocean frontage with potential for erecting a wharf or floating dock for your boat. Nicely elevated above the cove for enhanced views with a southwest facing exposure to bask in glorious afternoon sunshine followed by stunning sunsets over the picturesque little cove. Approximately 35 minutes into metro. (Septic system previously installed by owner may require new dispersal field.)



Property Highlights

Lot Size: 17,000 sq ft (.39 acres)

Zoning: Rural-Residential

Assessment: \$12,500 (2011)

Sewer: Septic

Electricity, Phone, Cable

77' Direct Ocean Frontage, elevated with Southwest Orientation.

The rugged coastline of this province is perfect for outdoor enthusiasts. There are superb hiking trails and some of the province's finest sand beaches. The pounding waves of hundreds of beautiful sand beaches call to the surfers and windsurfers.

Directions

FROM HALIFAX: St Margaret's Bay Road to Prospect Road (Route 333). Continue on #333 for approx. 25 km, past Exhibition Park and Granite Springs Golf Club. Left on East Dover Rd. Left on Leary's Cove Rd, property on right (Coastal Winds Realty sign posted).



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Interested parties are encouraged to seek independent verification of facts presented herein.