

## Client View - Vacant Land



MLS #	<a href="#">202516422</a>	Lot Size	
PID #	60165529		
Add'l PID		Survey	Yes
Listing Status	<b>ACTIVE</b>	Current Valid Perc Test	Yes
Selling Price		Environmental Assess.	No
Address	Lot 100 Highway 332	Easements	Yes
	First South NS B0J 2C0	Restr/Prot Covenants	Pending
Type	Vacant Lot(s)	Property Gated	No
Waterfront	N	Road	Public
Water Frontage		Zoning	NA
		Association Fees	
		Betterment Charges	
Frontage	Prop Knwn As/Bdy of Water Upper South Cove		

**Listing Price \$280,000**



### DIRECTIONS TO PROPERTY

FROM LUNENBURG: Follow Hwy-332 WEST toward Riverport. 2km outside of town, just past civic #1460, watch for driveway to lot on your right. Realty sign posted.

### PROPERTY OVERVIEW

A SWEET SPOT TO BUILD! -- You'll have a hard time finding a nicer lot to build on close to the Town of Lunenburg. Located just 2km from town limits, this beautiful building lot provides nearly 2.5 manicured acres with several ideal sites for building your dream home. The nicely proportioned lot rises gently from front to back with a view of Upper South Cove and a perimeter of tall trees to ensure privacy. Just off the property and running parallel to the northern boundary line is a stone lined brook adding the gentle sound of babbling water to the setting. A dramatic slate outcropping runs near the southern boundary forming an elevated bench. Design your home to take advantage of this visually appealing feature of the natural landscape, which also provides an ideal place for erecting an ocean view gazebo. The property is surveyed with driveway from main road in place and access to power on the property. Definitely a Sweet Spot!...book your viewing today and come see what we mean!

### 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	<a href="#">Bluenose Academy (Pr - Grade 9)</a>
Fr Imm Middle/Jr School	<a href="#">Bluenose Academy (Pr - Grade 9)</a>
Fr Imm High School	
Other	<b>South Shore Waldorf</b>

### 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, To Be Verified</b>
LAND FEATURES	<b>Cleared, Level, Sloping/Terraced, Year Round Road</b>
WATER ACCESS/VIEW	<b>Access: Year Round Road, View: Ocean, View: Bay</b>
DRIVEWAY/PARKING	<b>Gravel</b>
Inclusions	
Exclusions	



### COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

[cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

Red Door Realty(Lunenburg)



Listed By: [Red Door Realty\(Lunenburg\)](#)

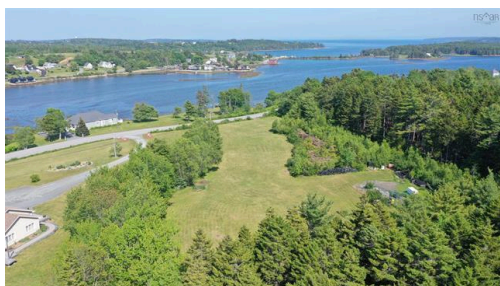
The above information is from sources believed reliable but should not be relied upon without verification.



**MLS #** [202516422](#)  
**List Price** \$280,000  
**Status:** ACT  
**Class:** VL

**Address** Lot 100 Highway 332  
**Community** FIRSTSOUT  
**Province** NS  
**Postal Code** B0J 2C0

**Listing Office:**

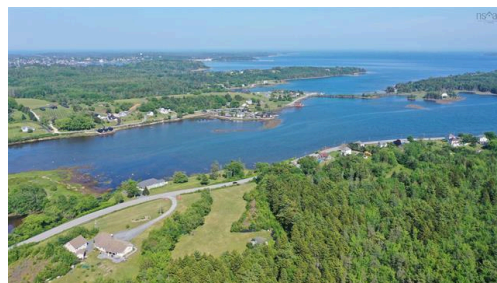


Data provided by the Nova Scotia Association of REALTORS®.



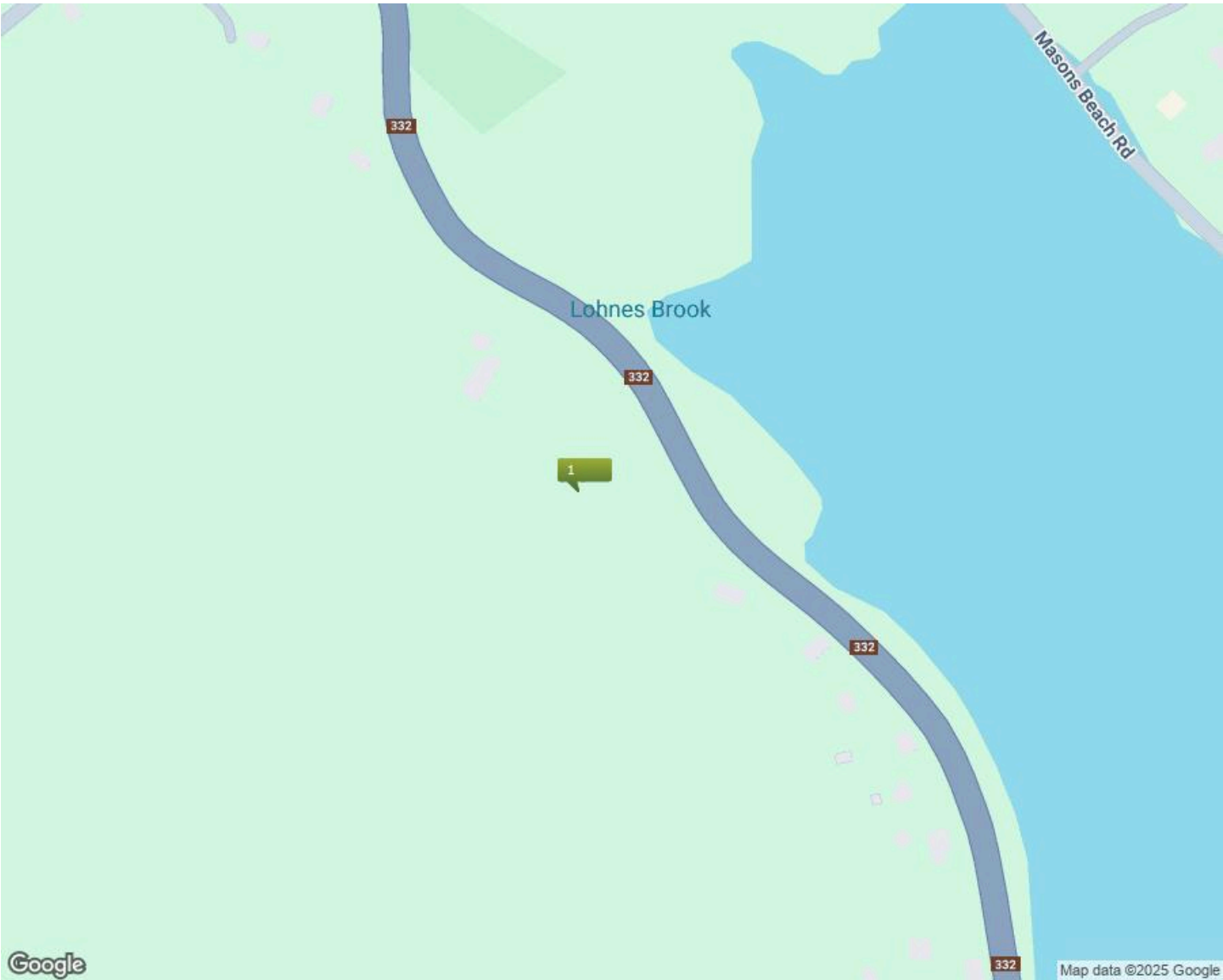
MLS # [202516422](#)

Address Lot 100 Highway 332



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.

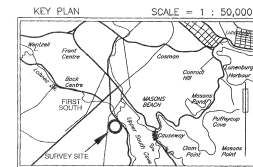
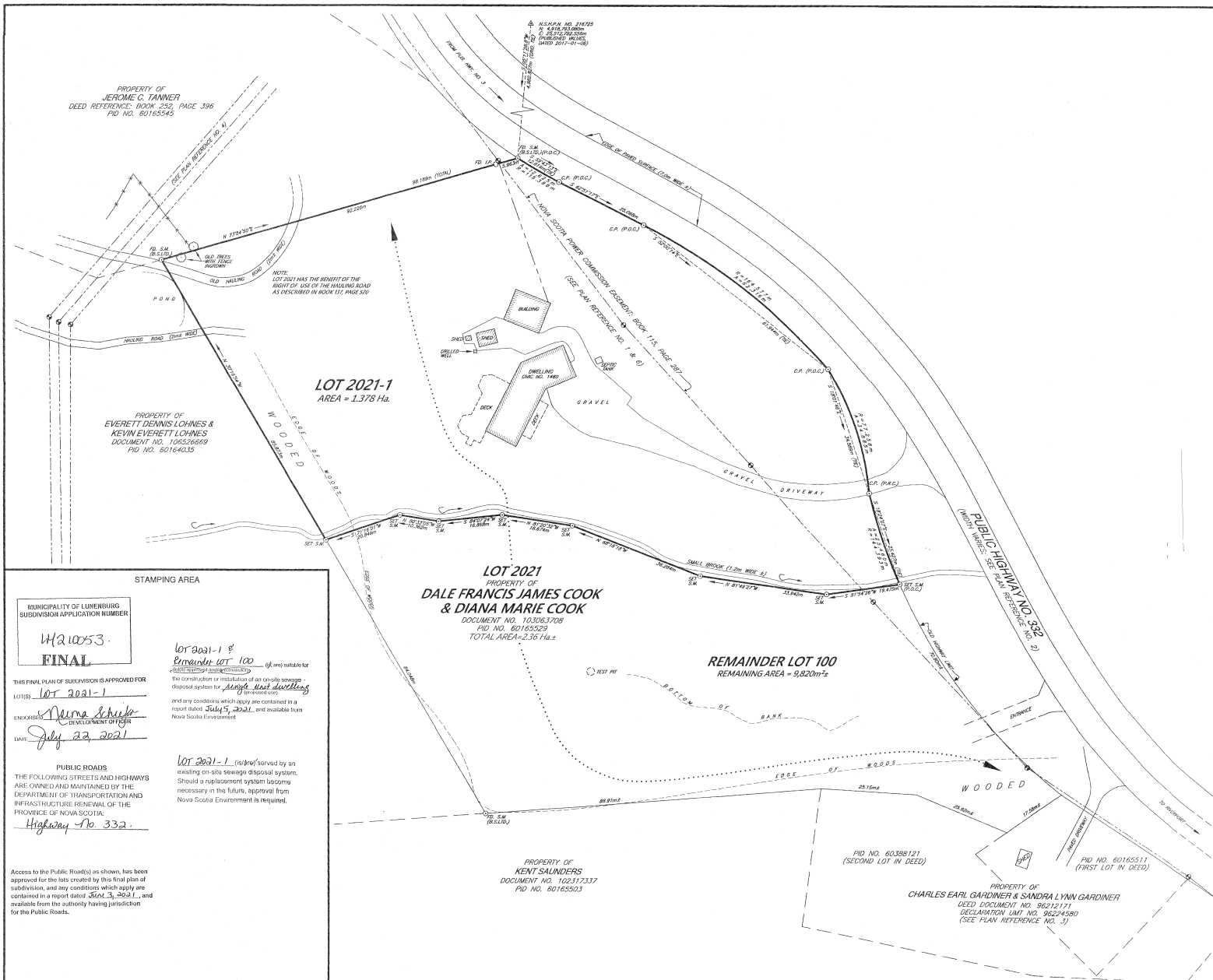




This map displays property lots in the 60165 area. A large yellow-shaded lot, 60165529, is the central focus. To its north and west are several other lots, including 60165578, 60165537, 60165560, 60165545, 60164035, and 60165503. To the east of the yellow lot are lots 60197654 and 60165511. Further east, near the coastline, are lots 60165867, 60165883, and 60165893. The map includes Highway 332 running diagonally from the top left to the bottom right. A scale bar in the bottom right corner indicates 60 meters and 200 feet. The map is powered by Esri.

**AAN:** 10945348  
**Value:** \$96,200.00 (2025  
RESIDENTIAL TAXABLE)

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- LEGEND
- Δ N.S.H.P.N. . . . . NOVA SCOTIA HIGH PRECISION NETWORK
  - S.M. . . . . SURVEY MARKER
  - L.B./R.P. . . . . IRON BOLT/IRON PIPE
  - ⊗ . . . . . "X" CUT IN ROCK
  - . . . . . WOODEN POST
  - X—X— . . . . . WIRE FENCE
  - X—X— . . . . . STONE WALL
  - X—X— . . . . . FOUND
  - (C) . . . . . CALCULATED
  - C.P. . . . . CALCULATED POINT
  - U.P. . . . . UTILITY POLE
  - R.P. . . . . ROCK POST
  - . . . . . LANDS BOUND WITH
  - . . . . . OTHER LANDS
  - . . . . . OVERHEAD UTILITY LINES
  - P.O.C. . . . . POINT OF REVERSE CURVE
  - P.O.C. . . . . POINT OF CURVATURE
  - N.T.L. . . . . NONTANGENTIAL
  - O.H.W.M. . . . . ORDINARY HIGH WATER MARK (B.S.LTD.)
  - B.S.LTD. . . . . BERRIGAN SURVEYS LIMITED

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 2011 M.T.M. ZONE 5, C.M.8430W AND WERE DERIVED FROM C.A.S.S. OBSERVATIONS TAKEN ON NOVA SCOTIA ACTIVE CONTROL STATION NO. 216725. THE HORIZONTAL REFERENCE FRAME USED HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2010.0 (U.N.S.S. OBSERVATIONS)

- PLAN REFERENCES
- 1) NOVA SCOTIA POWER COMMISSION PLAN SHOWING INDIAN PATH EXTENSION, LOTS 6, 7 & 8, DATED MARCH 6, 1944, FILED AT THE REGISTRY OF DEEDS UNDER NO. 1200C.
  - 2) DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS PROVINCE OF NOVA SCOTIA RIGHT OF WAY PLAN SHOWING LUNENBURG TO RIVERPORT, LUNENBURG COUNTY, NOVA SCOTIA, APPROVED MAY 28, 1947.
  - 3) PLAN OF SURVEY BY ERROL B. HEBB, P.L.S. NO. 7, SHOWING PROPERTIES OF GRACE S. BEZANSON AND FRANKLYN DOREY AT FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA TO BE CONVEYED TO CHESTER B. NAUS, DATED AUGUST 13, 1964, FILED AT THE REGISTRY OF DEEDS IN BOOK 131, PAGE 325.
  - 4) NOVA SCOTIA POWER COMMISSION PLAN SHOWING LOTS 56 TO 67, WESTERN ZONE, RIVERPORT, DATED SEPTEMBER 4, 1970, FILED AT THE REGISTRY OF DEEDS UNDER NO. 1200C.
  - 5) PLAN OF SURVEY NO. 960527P BY R.C. BECKER SURVEYING LTD., SHOWING LANDS OF KENT SAUNDERS & DIANA LYNN SAUNDERS, CIVIC NO. 1498, HIGHWAY NO. 332, FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA, DATED NOVEMBER 1, 2006, FILED AT THE REGISTRY OF DEEDS UNDER NO. 9676905.
  - 6) PLAN OF SURVEY NO. 16036 BY BERRIGAN SURVEYS LIMITED SHOWING PROPERTY OF DALE FRANCIS JAMES COOK & DIANA MARIE COOK, PUBLIC HIGHWAY NO. 332, FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA, DATED FEBRUARY 18, 2015.

- NOTES
- 1) VALUES SHOWN, NOT ADJUSTED. DISTANCES SHOWN, HORIZONTAL GROUND DISTANCES.
  - 2) LOT IDENTIFIERS 2021-1 & REMAINDER 100 ORIGINATE WITH THIS PLAN.
  - 3) REMAINDER LOT 100 GRAPHIC REPRESENTATION ONLY, SUBJECT TO FIELD SURVEY.
  - 4) SUBDIVISION APPROVAL REQUESTED FOR LOT 2021-1.
- LUNENBURG COUNTY LAND REGISTRATION OFFICE  
I certify that this plan was registered or recorded  
as shown here.  
Rubeca Bond, Registrar  
118 991 679 LRW RODD  
JUL 23 2021 15:04  
MM DD YYYY TIME

# PLAN OF SUBDIVISION

SHOWING LOT 2021-1, BEING A SUBDIVISION OF LOT 2021, PROPERTY OF DALE FRANCIS JAMES COOK & DIANA MARIE COOK, CIVIC NO. 1460 HIGHWAY NO. 332, FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA.



Surveyors Certificate  
I, Peter A. A. Berrigan, Nova Scotia Land Surveyor,  
hereby certify that the survey represented by this plan  
was conducted under my supervision and that the  
survey and plan were made in accordance with the  
mode thereunder.  
Dated this 20th day of April, 2021  
Peter A. A. Berrigan, N.S.L.S. #629

FIELD SURVEY CHARGED OUT  
DURING THE PERIOD OF  
JANUARY 5, 2021 - APRIL 27, 2021  
DATE OF PLAN :  
APRIL 20, 2021



BERRIGAN SURVEYS LIMITED  
NOVA SCOTIA LAND SURVEYORS  
BRIDGEWATER, LUN. CO., NOVA SCOTIA



PLAN NO. 21.208

HORIZONTAL DATUM	NAD83 (CORS)	EPOCH	2010.0
VERTICAL DATUM	CANADIAN GEODETIC VERTICAL DATUM 2013 (CGVD2013)		
PROJECTION	3° WTN	ZONE	5
GNSS SURVEY TYPE	NRTK	SOURCE	SMARTNET
COMBINED SCALE FACTOR AT SITE 0.99999397			

STOPPING SIGHT DISTANCE					
LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT GRADE DISTANCE	RIGHT GRADE DISTANCE	PAVED OR NOT
2021-1					
REMAINDER 100					
EXISTING ENTRANCE					