

236 Princes Inlet Drive Martins Brook \$1,150,000



EXTERIOR FINISH Wood Shingles, Wood Siding
ROOF Asphalt Shingle
BASEMENT Full, Undeveloped, Walkout
FOUNDATION Stone
FLOORING Linoleum, Slate, Softwood, Tile
HEATING/COOLING TYPE Fireplace, Hot Water, Radiator
FUEL TYPE Oil, Wood
WATER SOURCE Dug, Well
SEWAGE DISPOSAL Septic
UTILITIES Cable, Electricity, High Speed Internet, Telephone
GARAGE Detached, Wired, Other
DRIVEWAY/PARKING Gravel, Paved
FEATURES Ensuite Bath, Wood Stove(s), Fireplace(s)
APPLIANCES INCLUDED Stove, Dishwasher, Dryer, Washer, Refrigerator
Water Frontage Meas
WATER ACCESS/VIEW View: Bay, View: Ocean
LAND FEATURES Partially Cleared, Level, Sloping/Terraced, Stream/Pond, Wooded/Treed, Year Round Road



Property Overview **HIDDEN IN PLAIN SIGHT!** – Set well off the road at the crest of a gentle hill, this special property provides the ultimate combination of privacy & stellar views. The remarkable 27 acre parcel is one of the last large acreages in coveted Prince's Inlet. From your private hilltop observatory, you look out over fields to the Inlet, Herman's Island & the Lunenburg Yacht Club – enjoy gorgeous views & the activity of colourful sailboats in summer. The classic Lunenburg Bump farmhouse has had extensive upgrades over recent years and bright rooms with exposed timbers & wide plank floors infuse the home with character & warmth. The main floor living space centers around the front-to-back living room with its stone fireplace. A pretty country kitchen flanks a cozy den with French door walkout to a sunny back patio area, and a spacious Dining Room is perfectly suited for large family gatherings. 3 sun-filled Bedrooms upstairs including a generous Primary with walk-in closet & 3-pc ensuite. The finished attic boasts the best view in the house...a great office or hobby space. The impressive country estate includes 8 acres of pastureland & 19 acres of woodland with interesting topography and a creek running through it. At the back of the house is a newly resurrected pond where you can enjoy a skate in winter. The large sturdy barn with concrete floor presents a host of opportunities. And it doesn't end there...halfway back into the property's beautiful woodland there's a rustic cabin, where the only sights & sounds are those of nature...or the crackling of a fire in the woodstove. A rare property in a premium location, this is the perfect opportunity for the aspiring 'gentleman farmer' with dreams of horses or a vineyard, perhaps an agrotourism venture, or just a private country home for those seeking a quiet lifestyle without being too remote. This sought-after location lies part way between the amenity rich coastal communities of Lunenburg & Mahone Bay, and just an hour to HRM.

PID #	60178977
Selling Price	
Closing Date	
Class	Residential
Type	Single Family
Style	Detached
Approx Year Built	
Total Lot Size SqFt	1176120.00
Building Dimensions	34 x 28.11 + 17.8 x 46
Total Fin SqFt (TLA)	2,948
Number of Bedrooms	3
Full Baths	3
Half Baths	0
Garage	Yes
Garage Details	large barn with concrete foundation & floor.



COMPLIMENTS OF:
Cynthia Dial - Main: 902-298-0332
Red Door Realty(Lunenburg)
cindy@reddoorrealty.ca
<http://www.oceanhomesnovascotia.com>



List Office [Red Door Realty\(Lunenburg\)](#)

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.

Client View - Residential



MLS #	202508514	# of Beds	3
PID #	60178977	Primary On Main Floor?	No
Add'l PID		Full Baths	3
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building	1 ⁴ Year Built Unkn Yes
Address	236 Princes Inlet Martins Brook NS B0J	Total Fin SqFt (TL)	2,948
County	LUNENBURG	Square Footage (2,948
Type	Single Family	Building Dimensic	34 x 28.11 + 17.8 x 46
Style	Detached	Lot Size	
Waterfront	N	Garage	Y
Frontage		Garage Details	large barn with concrete foundation & floor.
Prop Knwn As/Bdy of W	Prince's Inlet - Mahone Bay	Parking Details	paved driveway, large
Restr/Prot Covenants		Zoning	Princes Inlet - I
New Construction	N	Rental Incom	
Construction Status			

Listing Price \$1,150,000

[Virt Tour URL](#)

[Add'l Virt](#)

Directions to Property

FROM LUNENBURG: Follow Highway 3 toward Mahone Bay. 1km outside of town limits turn right onto Second Peninsula Rd and continue 1km, then veer left onto

Property Overview

HIDDEN IN PLAIN SIGHT! – Set well off the road at the crest of a gentle hill, this special property provides the ultimate combination of privacy & stellar views. The remarkable 27 acre parcel is one of the last large acreages in coveted Prince's Inlet. From your private hilltop observatory, you look out over fields to the Inlet, Herman's Island & the Lunenburg Yacht Club – enjoy gorgeous views & the activity of colourful sailboats in summer. The classic Lunenburg Bump farmhouse has had extensive upgrades over recent years and bright rooms with exposed timbers & wide plank floors infuse the home with character & warmth. The main floor living space centers around the front-to-back living room with its stone fireplace. A pretty country kitchen flanks a cozy den with French door walkout to a sunny back patio area, and a spacious Dining Room is perfectly suited for large family gatherings. 3 sun-filled Bedrooms upstairs including a generous Primary with walk-in closet & 3-pc ensuite. The finished attic boasts the best view in the house...a great office or hobby space. The impressive country estate includes 8 acres of pastureland & 19 acres of woodland with interesting topography and a creek running through it. At the back of the house is a newly resurrected pond where you can enjoy a skate in winter. The large sturdy barn with concrete floor presents a host of opportunities. And it doesn't end there...halfway back into the property's beautiful woodland there's a rustic cabin, where the only sights & sounds are those of nature...or the crackling of a fire in the woodstove. A rare property in a premium location, this is

Room Sizes

Living Room	Main Floor	27.3 x 12.9	OTHER	2nd Level	Walk-in Closet: 5.9 x 4.7
Dining Room	Main Floor	14.6 x 13.2 less jog	Bedroom	2nd Level	12.10 x 12.2
Den/Office	Main Floor	12.4 x 12.2	Bedroom	2nd Level	12.10 x 12.4
Kitchen	Main Floor	16 x 13	Bath 3	2nd Level	7.6 x 6.9
Foyer	Main Floor	8.4 x 6.3	OTHER	3rd Level	"Bump" Sitting: 9 x 5.11
Bath 1	Main Floor	6.9 x 6	OTHER	2nd Level	Finished Attic: 25.9 x 11.6
Laundry	Main Floor	6 x 5	Storage	3rd Level	11 x 6.3
Mud Room	Main Floor	26.9 x 6.2			
Primary	2nd Level	21 x 11.3			
Bedroom	2nd Level	6.4 x 5.9			

Condo

Closing Date

Schools

Elementary School	Bluenose Academy	Fr Imm Elementary	Bluenose Academy (Pr - Grade 9)
Middle/Jr School	Bluenose Academy	School	
High School	Park View Education Centre	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)

Mobile/Mini

BUILDING STYLE	2 Storey
PROPERTY SIZE	10 to 49.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Wood Shingles, Wood Siding
ROOF	Asphalt Shingle
FLOORING	Linoleum, Slate, Softwood, Tile
HEATING/COOLING TYPE	Fireplace, Hot Water, Radiator
FUEL TYPE	Oil, Wood
WATER SOURCE	Dug, Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Wired, Other
DRIVEWAY/PARKING	Gravel, Paved
STRUCTURES	Barn
FEATURES	Ensuite Bath, Wood Stove(s), Fireplace(s)
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
WATER ACCESS/VIEW	View: Bay, View: Ocean
LAND FEATURES	Partially Cleared, Level, Sloping/Terraced, Stream/Pond, Wooded/Treed, Year Round Road

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



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

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

MLS # [202508514](#)
List Price \$1,150,000
Status: ACT
Class: RE

Address 236 Princes Inlet Drive
Community MARTINSB
Province NS
Postal Code B0J 2C0

Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Welcome to 236 Prince's Inlet Drive - Lunenburg



Data provided by the Nova Scotia Association of REALTORS®.

MLS # [202508514](#)

Address 236 Princes Inlet Drive



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 # [202508514](#)

Address 236 Princes Inlet Drive





