

Client View - Vacant Land



MLS #	202604839	Lot Size	
PID #	60352564		
Add'l PID	Y	Survey	Yes
Listing Status	ACTIVE	Current Valid Perc Test	Yes
Selling Price		Environmental Assess.	No
Address	Lot 1 Highway 331	Easements	No
	Dublin Shore NS B0R 1C0	Restr/Prot Covenants	No
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 LaHave River		

Listing Price \$129,000



DIRECTIONS TO PROPERTY

From Bridgewater: Take Hwy-331 toward LaHave. Just 2km south of the village of Lahave watch for the driveway to property on your left (immediately past civic #3794). Realty sign posted.

PROPERTY OVERVIEW

READY, SET, GO...BUILD! -- Surveyed 3.31 acre lot on the scenic Dublin Shore at the mouth of the majestic LaHave River. An outstanding community to build your new home, amidst artisan business like the immensely popular Lahave Bakery & Cafe, the Ploughman's Luncheonette, Osprey's Nest Pub, Petite Riviere General Store, and eclectic galleries and studios. The lot is build-ready with driveway, power and septic already in place. The site for your new home is already cleared, hidden from the road, and nestled in a mix of evergreens and hardwoods. Potential for ocean views (depending on building design and judicious tree thinning). Minutes from three of the South Shore's most spectacular beaches -- Crescent, Rissers and Green Bay. 15 minutes from the amenities and services of Bridgewater, and an hour and 20 minutes to HRM...or take the nearby LaHave Ferry and visit Lunenburg and all of its attractions and cultural offerings.

SCHOOLS

Elementary School	Pentz Elementary School
Middle/Jr School	Hebville Academy
High School	Park View Education Centre
Fr Imm Elementary School	Bridgewater Elementary
Fr Imm Middle/Jr School	Bridgewater Jr/Sr High School
Fr Imm High School	
Other	

FEATURES

PROPERTY SIZE	3 to 9.99 Acres
WATER SOURCE	None
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone
LAND FEATURES	Partially Cleared, Level, Wooded/Treed, Year Round Road
DRIVEWAY/PARKING	Gravel
Inclusions	
Exclusions	



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



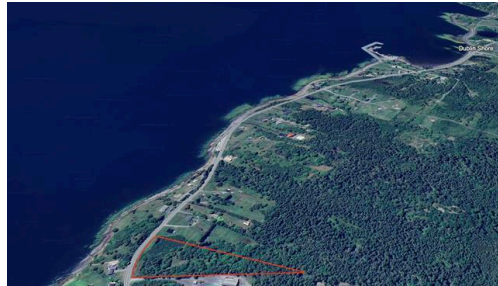
Listed By: [Red Door Realty\(Lunenburg\)](#)

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

MLS # [202604839](#)
List Price \$129,000
Status: ACT
Class: VL

Address Lot 1 Highway 331
Community DUBLINSHRE
Province NS
Postal Code B0R 1C0

Listing Office:



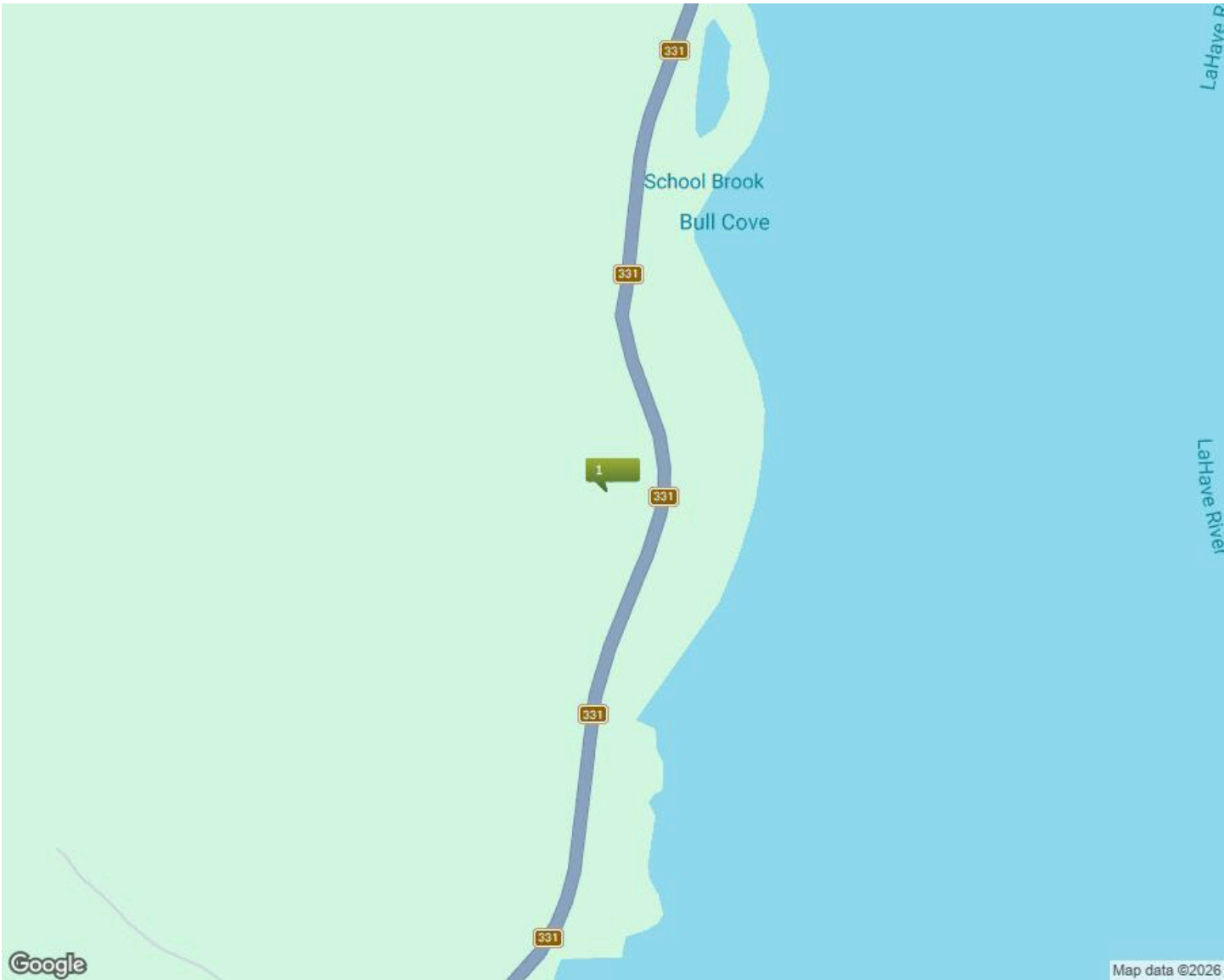
Data provided by the Nova Scotia Association of REALTORS®.

MLS # [202604839](#)



Address Lot 1 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.



GOOGLE MAP VIEW

Num	Thumbnail	MLS #	Address	Region	Price			SqFt
 1		202604839	Lot 1 Highway 331	South Shore	\$129,000			

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