

## 226-228 Prince's Inlet Drive, Lunenburg



 60178951

File# 450

### *Million-Dollar-View + Acreage!*

***\$549,000.00 CAD***

Million-Dollar-View + Acreage! A great value, priced well below assessment in one of the South Shore's most sought after areas. Prince's Inlet enjoys a prime location midway b/w Lunenburg & Mahone Bay, w/ Halifax just 1 hr away. From the crest of this surprisingly lofty ridge, the sweeping panoramic vista is simply breathtaking, taking in all of Prince's Inlet, Hermans Island, the yacht club & greater Mahone Bay out to the sea's horizon in the distance. There are 4 structures on the property; none have been significant factors in the asking price. To be clear, the value here is in the land. Buildings include a simple but solid 1.5 storey farmhouse (unoccupied for several years) plus another larger century house that has been derelict for decades (very likely cannot be saved), a very usable barn & a rustic work-shed. A rare & worthwhile investment, this property represents one of the last large parcels in the Princes Inlet area. Property consists of 2 adjacent parcels totaling 20 acres.

#### Listing Agents

**Cindy Dial** P: 902-640-3355 C: 902-298-0332 E: cindy@coastalwindsrealty.com

**Adam Dial** P: 902-640-3355 C: 902-298-0336 E: adam@coastalwindsrealty.com



#### Directions

Coming from Halifax, take Exit 10 off Hwy-103. Follow Route #3 through Mahone Bay towards Lunenburg. Continue out of Mahone Bay on Route #3 for approximately 5.5 km and at the Black Forest Restaurant, turn left onto Herman's Island Rd, then right onto Prince's Inlet Drive. Follow the water 1.2 km to civic #228 on right. Look for the Coastal Winds Realty sign posted at bottom of driveway.



**www.CoastalWindsRealty.com**

**info@coastalwindsrealty.com**

#### **Musquodoboit Harbour Office**

11 East Petpeswick Road  
Musquodoboit Harbour, Nova Scotia B0J 2L0  
P: 902-889-2132 F: 902-889-4239

#### **Lunenburg Waterfront Office**

123 Bluenose Drive  
Lunenburg, Nova Scotia B0J 2C0  
P: 902-640-3355 F: 902-640-3356

#### **Chester Office**

Serving Chester & Surrounding Areas  
Chester, Nova Scotia  
P: 902-275-8994 F: 902-275-1424

#### **Tantallon Office**

12795 Peggy's Cove Road

Tantallon, Nova Scotia B3Z 2N2  
P: 902-452-0842 F: 902-889-2322

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

## Property Highlights

---

**Lot Size:** 20 acres

**Zoning:** Rural/Residential

**Assessment:** \$657,800 (2011)

**Taxes:** \$5,985 (2011)

**Services:** Electric, Phone, Cable,  
High-speed Internet

**Water:** Dug Well

**Sewer:** Septic

**Driveway:** Gravel Driveway

Panoramic Ocean View