



Price: **\$225,000**

Status: **Active**

MLS® #: **60375995**

Legal Descr.: **MAHONE BAY ACREAGE**

Address: **LOT CLEARLAND RD**

City: **MAHONE BAY, B0J 2E0**

Prop known as: **MAHONE BAY HARBOUR**

Side of Road:

Lot Size: **4.89 ACRES**

Shore Frontage:

Sq. Footage (MLA): **0**

Total Fin SqFt.(TLA):

Building Dimensions: **VACANT LAND**

District: **SS DILUN**

Sub-Dist: **B2**

Zoning: **RES**

Sec. School: **PARK VIEW EDU CENTRE**

Elem Schl: **BAYVIEW / SS WALDORF**

Possession: **NEGOTIABLE**

Overview

Nearly 5 acres of pristine drumlin land at the head of Mahone Bay Harbour. Truly a unique parcel situated within town boundaries. Known to locals in the late 19th century as 'Sugar Loaf Hill', this site has long been appreciated for its special vistas over the village & sheltered harbour. The steeply terraced topography of this hillside creates a natural grandstand with several excellent building sites, each increasing in elevation as you work your way to the summit of Sugar Loaf Hill. The southern aspect of the slope is ideal for capitalizing on solar energy home design. Perhaps the biggest challenge will be deciding exactly where to build - so many choices, each with a unique elevation & perspective...the 3 iconic churches, the sailboat-filled harbour, or sunsets over the western horizon of rolling drumlins. Subdivide and sell a portion to help finance your build, or enjoy the privacy afforded by 5 acres w/ a diverse mixture of trees, all within walking distance to town amenities.

Directions

Mahone Bay Exit 10 off HWY 103. Enter town of Mahone Bay via Hwy 3 (Edgewater Street), turn right onto Clearland Road. Property begins after first driveway on the right. Realty sign posted at the top boundary of property. (Download the Survey Plan)

Type: **Vacant Lot(s)**

Style: **None, None**

Title to Land: **Estate Sale**

Property Size: **3.0 - 9.99 Acres**

Land Features: **Wooded/Treed, Not Landscaped, Rolling, Sloping/Terraced**

Access/View: **Access: Year Round Road, View: Harbour, View: Ocean**

Heating: **Not Applicable**

Garage Type:

Water: **None**

Sewer: **None**

Services: **Electricity, Telephone, Cable, High Speed Internet**

Rental Equipm.: **None**

Exterior: **None**

Driveway: **None**

Foundation: **None**

Features: **See Remarks**

Roof: **None**

Flooring: **None**

Inclusions

Exclusions

Bedrooms: **0**

Bathrooms: **0 **

Rental Income:

Building Age: **0**

Sign: **Yes**

Lockbox: **No**

Road: **Public**

CSA #: **0**

Migrated: **Yes**

HST: **NO**

PCDS: **No**

Matrim.:

Serial #: **0**

Garage: **No**

Water Access: **No**

Gar.Details: **NONE**

Water:

Floor	Room	Size	Floor	Room	Size
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Betterment Charges:

Condo Fee: **0**

Condo Corp #:

Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238**

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Compliments of: **CYNTHIA DIAL: 902-298-0332**

E-mail: info@OceanHomesNovaScotia.com

Website: <http://OceanHomesNovaScotia.com>

Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



Coastal Winds Realty Ltd.

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