



Price: \$77,000	MLS® #: 60374709
Status: Active	
Legal Descr.: Address: LOT MAIN ST City: MAHONE BAY, B0J 2E0 Prop known as: ANN RIVER	
Side of Road: Lot Size: 1.4 ACRES Water frontage: 155.00 Sq. Footage (MLA): 0 Total Fin SqFt.(TLA): Building Dimensions: BUILDING LOT WITH RIVER FRONTAGE	District: SS DILUN Sub-Dist: B2 Zoning: RES Sec. School: PARK VIEW EDU CENTRE Elem Schl: BAYVIEW / SS WALDORF
Possession: NEGOTIABLE	

Overview	Looking to build in Mahone Bay? Take a look Here!... a 1.4 acre building lot in a natural setting at the edge of town with frontage on the Ann River. A Main Street address, but set nicely off the main street, away from the traffic. Build your new home within earshot of the river. The land is level and mostly cleared with a gentle southern aspect to capture year-round sunshine. Easy access to the walking trail and a comfortable stroll to downtown. Enjoy a country setting within town limits. Surveyed & septic tested.
Directions	From downtown Mahone Bay, follow Main Street towards Blockhouse. Watch for the private drive on your left, between civic #s 224 and 210 Main St. Realty sign posted.

Type: Vacant Lot(s) Style: None, None Title to Land: Freehold Property Size: 1.0 -2.99 Acres Land Features: Cleared, Level, Stream/Pond, Year Round road Access/View: Access: River Front, Access: Year Round Road, Access: Right of Way, View: River Water Frontage: River	Heating: None Garage Type: Water: None Sewer: None Services: Electricity, Telephone, High Speed Internet Rental Equipm.: None	Exterior: Driveway: None Foundation: None Features: Roof: None Flooring: None
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Inclusions				
Exclusions				
Bedrooms:	0	Sign: Yes	HST:	Garage: No
Bathrooms:	0 \	Lockbox: No	PCDS: Yes	Gar.Details: NA
Rental Income:		Road:	Matrim.:	Waterfront: Yes
Building Age:	NA	CSA #: 0	Serial #: 0	Water:
		Migrated: Yes		

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	:



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**



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