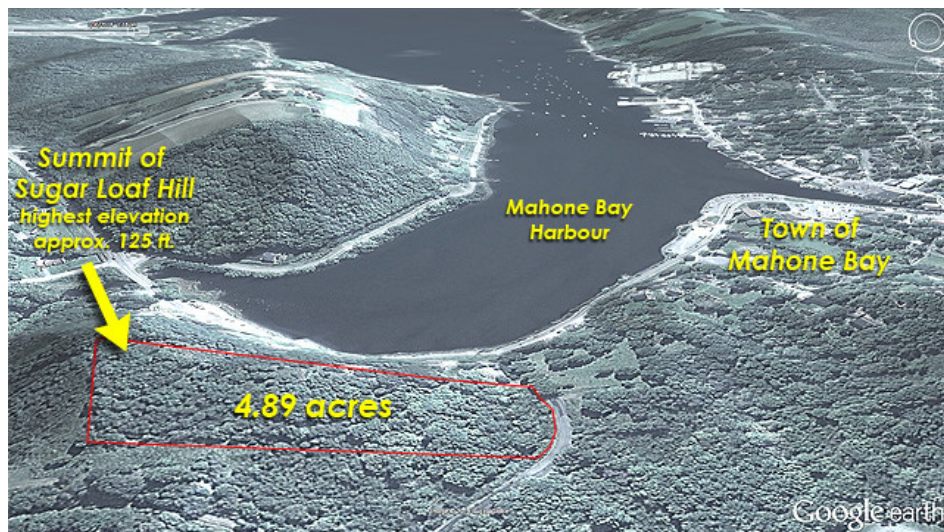


Lot W-2, Clearland Rd, Mahone Bay



On Top of Sugar Loaf Hill!

\$225,000

Here's a rare and desirable piece of property. Nearly 5 acres of pristine drumlin land at the head of Mahone Bay Harbour. Truly a unique parcel situated within Mahone Bay 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 and sheltered harbour. The steeply terraced topography of this hillside creates a natural grandstand with a number of excellent building sites, each increasing in elevation as you work your way to the north-eastern most corner of the property, which sits at the very 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 and 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 with a diverse mixture of trees, all within walking distance to town amenities.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Lot Size: 4.89 acres

Services: electricity, cable, phone,
high-speed internet

Zoning: residential

Assessment: \$6,700 (2014)

Taxes: approx. \$77

Directions

Mahone Bay Exit 10 off HWY 103. Enter town of Mahone Bay via Hwy 3 (Edgewater Street), turn right onto Clearland Road just before the Tourist Bureau. Property begins after first driveway on the right. Look for the Coastal Winds Realty sign!