

## Lot #1, Leary's Cove Rd, East Dover



### Classic Coastal Nova Scotia!

**\$59,900**

Classic Coastal Nova Scotia! ...rugged landscape on a scenic sheltered cove with wharves and fishing boats. Who would have thought direct oceanfront this close to HRM could be this affordable? Located just down the road from world famous Peggy's Cove. Enjoy great 18-hole golfing at nearby Granite Springs Golf Club.

This .39 acre oceanfront parcel just begs for a cottage or year-round residence. 77 feet of direct ocean frontage with potential for erecting a wharf or floating dock for your boat. Nicely elevated above the cove for enhanced views with a southwest facing exposure to bask in glorious afternoon sunshine followed by stunning sunsets over the picturesque little cove. Approximately 35 minutes into metro. (Septic system previously installed by owner may require new dispersal field.)



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[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Property Highlights

**Lot Size:** 17,000 sq ft (.39 acres)

**Services:** electricity, phone, cable

**Sewer:** septic

**Features:** 77' direct ocean frontage,  
elevated with southwest orientation

**Zoning:** rural-residential

**Assessment:** \$12,500 (2011)

### Directions

FROM HALIFAX: St Margaret's Bay Road to Prospect Road (Route 333). Continue on #333 for approx. 25 km, past Exhibition Park and Granite Springs Golf Club. Left on East Dover Rd. Left on Leary's Cove Rd, property on right (sign posted).

FROM HWY 103: Exit 5 (Tantallon/Peggy's Cove). Follow Route 333 beyond Peggy's Cove. Approx. 10 km past Peggy's Cove, turn right onto East Dover Rd. Turn left onto Leary's Cove Rd, property on right (sign posted). Total distance from Exit 5, approx. 35 km.

### Listing Agents

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