

## 19 Hermans Point Road, Hermans Island



MLS® 202022354

### Herman's Island Hilltop Haven

**\$895,000**

Sweeping Ocean Vistas! ...that's what you'll enjoy from this hillcrest location on Hermans Point, a private & peaceful enclave of fine homes at the tip of sought-after Hermans Island. This single level contemporary home has 'Wow' factor from the minute you step inside and are welcomed by a spacious & airy interior with oversized principal rooms & massive picture windows that capture the essence of this special elevated parcel. Look out over beautiful Prince's Inlet & the islands of Mahone Bay and watch colorful sailboats coming & going. Built in in 2002, the well-designed home is anything but cookie cutter, featuring a main living area that flows seamlessly from kitchen & dining to formal living room & family room. Toward the back of the home are 3 bedrooms & 3 full bathrooms including a sprawling master w/ ensuite & its own walk out to the patio & views. The master is cleverly positioned in the house to easily serve as a fully self-contained in-law suite w/ a generous kitchenette & its own private entry off the carport. Enjoy the best of Nova Scotia's fantastic summers on the ocean. Herman's Point residents are provided access to the water with a section of sandy beachfront and a place to tie up with their boat alongside the shared community wharf, though if you're a sailor, you may be just as inclined to keep a berth at the Lunenburg Yacht Club, which is only a short stroll down the road. When summer ends and it's time to put the boat & water toys away, know that you can enjoy your hilltop haven year-round with the comfort of in-floor radiant heat & a wood-burning fireplace to add atmosphere. A premium location midway between the popular south shore communities of Lunenburg & Mahone Bay, and just an hour from HRM.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



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#### Property Highlights

**Age ±:** 2002  
**Lot Size:** 2.77 acres  
**Style:** Single Level Contemporary  
**Floor Space:** 3002 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Flooring:** ceramic & porcelain tile  
**Heating:** oil-fired hot water in-floor radiant  
**Water:** dug well  
**Sewer:** septic  
**Parking:** paved driveway  
**Garage:** carport  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** large ocean view patio, 2 ensuite, security alarm  
**Fireplace/s:** wood-burning fireplace  
**Outbuildings:** garden shed  
**Zoning:** Residential

#### Rooms

Living Room: 20.10 x 16.8 (Main)  
Family Room: 21.3 x 13.11 plus jog (Main)  
Dining Room: 18.1 x 17.5 (Main)  
Kitchen: 14.5 x 13.11 (Main)  
Foyer/Hall: 7.4 x 4.5 (Main)  
Master Bedroom: 23.3 x 15.1 (Main)  
Master Ensuite: 12.8 x 8 (4-pc) (Main)  
Walk-in Closet: 8.2 x 7 (Main)  
Bedroom: 13.4 x 11.8 (Main)  
Ensuite: 3-pc (Main)  
Bedroom: 13.4 x 13.4 (Main)  
Main Bath: 12 x 12.4 (4-pc) (Main)  
Kitchenette / Laundry: 12.6 x 12.6 (Main)  
Utility Room: 10.3 x 7 (Main)  
Back Mudroom: 6.11 x 4.6 (Main)

## **Directions**

FROM LUNENBURG or MAHONE BAY:  
Follow Hwy-3 and turn onto Herman's Island Rd at the Old Black Forest Restaurant. Follow signs to Lunenburg Yacht Club. Cross bridge to Herman's Island and continue on Hermans Island Road past the Lunenburg Yacht Club. About 750 meters past the yacht club watch for the Red Door Realty sign and driveway for civic #19 on your left.