

## Lot 8A Peninsula Road, Feltzen South



MLS® 202107141

### *Build by the Sea!*

**\$225,000**

Here's a prime oceanfront building lot in peaceful Feltzen South, just 15 minutes outside of popular Lunenburg. The nearly 3 acre parcel slopes gently to more than 230 feet of shorefrontage with large granite boulders mixed with sand and pebble. The nicely treed lot provides a good level of privacy from neighbours, and a choice of elevated building sites enjoy spectacular views across Lunenburg Bay...you can even see Lunenburg's colourful waterfront buildings in the distance, and at night the lights of town reflecting off the water. Located midway between amenity-rich Lunenburg and magnificent Hirtle's Beach, Feltzen South offers the best of both worlds...easy access to nature and culture. In the immediate area, and an easy bike ride away, is Spindler's Beach -- a gorgeous and little used sandy beach that is ideal for dog-walking or beach-combing, and even swimming in late summer and fall. In minutes you could also be at The Ovens Natural Park, the Bayport Pub and the Rose Bay General Store. Always a critical consideration when building outside of town, especially in this new era of working from home, is connectivity. You'll be relieved to know that paved Peninsula Road enjoys wired/fibre high-speed internet, so you can hide away but stay connected. All that's missing is your dream home...so start designing!



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### Property Highlights

**Lot Size:** 2.88 acres

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

**Features:** 233 feet direct oceanfrontage

**Zoning:** Residential

**Taxes:** \$1,273 (2020)

### Directions

From Lunenburg follow Hwy 332 toward Riverport. About 10km outside of town, turn left onto Feltzen South Road. Continue another 5.5km and turn right onto Peninsula Rd. A small parking area for Lot 8A is about 500 meters up the hill on your right. Look for the Red Door Realty sign!

### Listing Agents

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