

## 19 Berry Hill Lane, Martin's Brook



**MLS®** 201917585

### *Jury, Have You Reached Your Verdict?*

**\$399,000**

No need for deliberation...it's Unanimous! -- This is the most perfect little cottage you'll ever see! ~~~EXHIBIT A: Here we have the quintessential seaside cottage...not too rustic, not too formal, but completely casual & comfortable. Just the right size, neat & tidy, tasteful & efficient, all on one level, and totally low maintenance. The recently built home features a bright & cheery interior with an open plan main living area that extends via French doors to a generous deck where you can sit solo and soak in the peaceful setting, or entertain friends who will surely envy your great fortune. The home is compact, but well planned with 2 Bedrooms each with 3-piece ensuite, plus another half bath for those envious visitors. ~~~EXHIBIT B: Location, Location, Location! The property is set in a premium location midway between Lunenburg & Mahone Bay. Beautiful Prince's Inlet, home to the Lunenburg Yacht Club, is the jewel of the south shore, popular with year-round residents & cottagers alike, with some of the very best boating/sailing waters of the Atlantic at your doorstep. Positioned well above the road, the cottage is nestled in the trees and enjoys lovely water views from its private setting. Stroll down for a swim, or put the kayak in and go for a paddle. This property comes with access to these fabulous recreational waters with a shared interest in the sandy beachfront below the house in addition to a 4 acre waterlot with deep water mooring. The evidence is clear...You have found the ideal summer retreat or weekend getaway from the city, which is just an hour's drive. ~~~CASE CLOSED! You are hereby sentenced to many years of summer fun on Prince's Inlet!



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### **Listing Agents**

**Cindy Dial** C: 902-298-0332  
E: cindy@reddoorrealty.ca

**Adam Dial** C: 902-298-0336  
E: adam@reddoorrealty.ca

### **Property Highlights**

**Age ±:** 2016  
**Lot Size:** 1.03 acres  
**Style:** Single Level / Contemporary  
**Floor Space:** 977 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 2.5  
**Flooring:** laminate  
**Heating:** electric boiler, in-floor hotwater radiant  
**Water:** drilled well  
**Sewer:** septic  
**Parking:** gravel driveway  
**Garage:** car port  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** house-wide deck with retractable awning, registered deep water mooring, shared interest in waterfront/beach parcel (PID# 60489598) and deeded water lot (PID# 60666914)  
**Outbuildings:** storage shed (10 x 8)  
**Zoning:** Residential  
**Taxes:** \$3,312 (2019)

### **Rooms**

Living Room: 15.7 x 12.1 (Main)  
Dining Room: 11.10 x 8.10 (Main)  
Kitchen: 8.10 x 7.7 (Main)  
Foyer/Hall: 8.9 x 6.8 (Main)  
Powder Room (2-pc): 6.10 x 3.7 (Main)  
Bedroom: 11.1 x 9.10 (Main)  
Ensuite (3-pc): 7.10 x 3.10 (Main)  
Bedroom: 11.4 x 10 (Main)  
Ensuite (3-pc): 8.4 x 4 (Main)  
Utility Room/Laundry: 6.5 x 5 less jog (Main)

### **Directions**

FROM LUNENBURG:Hwy-3 between Lunenburg and Mahone Bay - Turn onto the Herman's Island Rd then right onto Prince's Inlet Drive when you get to the water. Continue about 120 meters then right onto Berry Hill Lane. #19 is the first driveway on your left. Look for the Red Door Realty sign!