

71 Hermans Island North Side Rd



MLS® 202116026

Oh Sweet Nostalgia!

\$589,000

Welcome to "Lee Side", an authentic 1940's oceanside cottage on sought after Herman's Island. Lee Side may look like a movie set but this classic cottage-by-the-shore is an absolute original...a time capsule that will take you back to fond memories, and inspire hopes of what 'summers at the cottage' could be again. Indeed, Lee Side has been the cherished venue for one family's summer memories for over 80 years -- and for the first time, this special property is being offered for sale. Not only that, but the cottage is also being offered completely turnkey so its new owners can move right in and start making generations of their own family memories. The delightful & cozy interior extends to the cottage-wide & view-filled sunroom, and further unfolds to the outdoors and an expansive terraced deck. There's plenty of space inside & out for the grown-ups to relax with views over the gently sloping lawn down to 100' of sand & pebble shore frontage where the kids can beachcomb or swim the summers away in the gentle waters of Mahone Bay. The charming cottage has all the character & patina of yesteryear with its open rafters & multi-paned windows, but extensive system upgrades over the years (incl new septic, electrical, and foundation) ensure that Lee Side is poised to provide many more generations of happy family memories. The area is well known as a boating & sailing paradise, the swimming is also excellent. It may seem a shame to say it, but high-speed internet is available. The Lunenburg Yacht Club also calls Herman's Island home and is just 2 minutes down the road, while the amenity rich towns of Lunenburg and Mahone Bay are both less than 10-minute drives. If you live in HRM your family escape to the shore is a mere hour away. Feeling Nervous yet?

see full details for this and other fine properties at:

www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: approx. 80 years

Lot Size: 28,000 sq ft

Style: Classic Coastal Cottage

Floor Space: 883 sq ft

Bedrooms: 2

Bathrooms: 1

Flooring: softwood

Heating: electric

Water: dug wells

Sewer: septic

Parking: gravel circular driveway

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

Features: 100 +/- feet direct oceanfrontage with sand & pebble beach, expansive deck with fantastic views of the water,

Fireplace/s: propane woodstove

Zoning: Residential

Taxes: \$2,941 (2021)

Rooms

Living Room: 16 x 10 (Main)

Kitchen: 10.6 x 9.7 less jog (Main)

Pantry: 7 x 5.4 (Main)

Den: 10 x 7 (Main)

Sun Room: 31 x 8 (Main)

Bedroom: 9 x 8 (Main)

Bedroom: 8.7 x 8 (Main)

Bath: 3 - piece (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 Herman's Island Road about 400 meters
then turn left onto Herman's Island North
Side Road. Continue about 300 meters and
watch for the Red Door Realty sign and
driveway for civic #71 on your left.