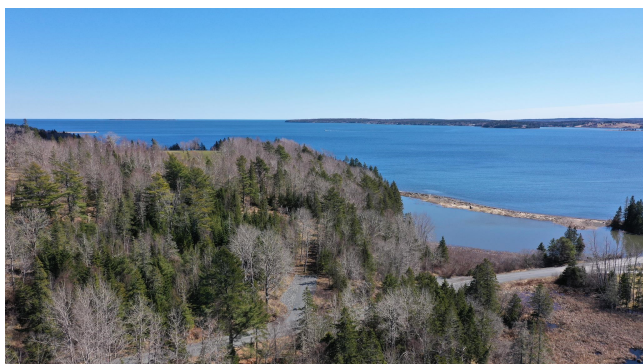


Client View - Vacant Land



MLS #	202406578	Lot Size	
PID #	60053089		
Add'l PID	Y	Survey	Yes
Listing Status	ACTIVE	Current Valid Perc Test	Yes
Selling Price		Environmental Assess.	No
Address	Lot 00-4 Mason's Beach Lunenburg NS B0J 2C0	Easements	No
		Restr/Prot Covenants	
Type	Vacant Lot(s)	Property Gated	No
Waterfront	Y	Road	Public
Water Frontage	Ocean	Zoning	Town of Lunenburg -
		Association Fees	
		Betterment Charges	

Frontage
Prop Knwn As/Bdy of Water Lunenburg Bay

Listing Price \$299,900



DIRECTIONS TO PROPERTY

From the town of Lunenburg, follow Tannery Road toward the Bluenose Golf Club then turn right onto Mason's Beach Road. Drive up and over the hill adjacent to the golf course then on the other side as you approach the beach watch for the driveway for Lot 00-4 on your left. Realty sign posted.

PROPERTY OVERVIEW

"SURF N' TURF" -- Situated on a gentle south west facing slope with the greens of Bluenose Golf Club above, and the shore of Mason's Beach below. This special 2.3 acre parcel features a nice mix of mature hardwoods and evergreens and enjoys views over Puffycup Cove and out to Lunenburg Bay. Best of all, this amazing and tranquil setting is located right at the edge of town...that's right, you could even walk from your home nestled in the woods to the many amenities and services of world-famous historic Lunenburg. A driveway onto the lot is already in place and the optimal building site with elevated ocean views has been cleared. Septic approval is in place and there's easy access to power. All you need to do is design your dream home and start building! All you need to do is design your dream home and start building! The property includes 1/3 shared ownership in 2 waterfront parcels which combine for more than 2.5 acres and about 600 feet of beachfront on quiet Mason's Beach. A pretty pond below the property provides the ideal habitat for an array of wildlife, including pond turtles and seabirds. In this ideal location, your hardest decision will be whether to spend your day beachcombing on the shore, or swinging the clubs and walking the greens next door...So, what will it be today, Surf, or Turf?

SCHOOLS

Elementary School	Bluenose Academy
Middle/Jr School	Bluenose Academy
High School	Park View Education Centre
Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)
Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)
Fr Imm High School	Centre scolaire de la Rive Sud (P-12)
Other	South Shore Waldorf

FEATURES

PROPERTY SIZE	1 to 2.99 Acres
WATER SOURCE	None
SEWAGE DISPOSAL	None
UTILITIES	Cable, Electricity, High Speed Internet, Telephone
LAND FEATURES	Partially Cleared, Parkland/Golf Course, Sloping/Terraced, Year Round Road
WATER ACCESS/VIEW	Access: Deeded, View: Ocean, View: Bay
DRIVEWAY/PARKING	Gravel
Inclusions	Septic Approval (effective through April 10, 2027)
Exclusions	



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



Listed By: Red Door Realty(Lunenburg)

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # 202406578

List Price \$299,900

Status: ACT

Class: VL

Address Lot 00-4 Mason's Beach Road

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202406578

Address Lot 00-4 Mason's Beach Road



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

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