

## 29 Winter Rd, First Peninsula



MLS® 202313215

### Step Back and Relax!

**\$349,000**

Yearning for the nostalgia of yesteryear? ...This absolutely charming cottage is a real throwback to simpler times when families spent summers together at 'the camp'. The much-loved cottage has been in the same family since the 1950's, generating decades of summertime memories for one family. Now it's time to pass to a new family seeking an idyllic retreat to enjoy summers on the shore. The half-acre property is mostly cleared with a perimeter of lovely mature trees which ensure your privacy. The 165+/- feet of gentle protected salt water frontage will provide you with hours of fun beachcombing, swimming, paddling & boating. The modest cottage is rustic but sturdy, and is nestled perfectly into this incredibly tranquil and private setting...just the sounds of birds and wind through the trees, and the occasional boat passing by. It's time to start building your own family summertime memories...without those electronic devices. So, leave the iPads and the cell phones in the car and grab the beach towels. Even while you escape to the past, be comforted with the knowledge that if you do need to be connected, high-speed fibreoptic internet is available if you really must go online -- but'shhh!...don't let the kids know...let them search for that perfect marshmallow roasting stick for tonight's gathering around the firepit! This magical property is tucked away on a seldom travelled dead end road at the tip of sought after First Peninsula. As you sit and enjoy the serenity and nature around you, you'll find it hard to imagine this seaside oasis is only minutes from the summertime hustle and bustle of popular Lunenburg, a UNESCO World Heritage Site.



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### Property Highlights

- Age ±:** c. 1950
- Lot Size:** 19,590 sq ft (.45 acres)
- Style:** cottage/camp
- Floor Space:** 550 sq ft
- Bedrooms:** 2
- Flooring:** wood
- Heating:** woodstove
- Water:** dug well
- Sewer:** none (outhouse)
- Parking:** gravel driveway
- Services:** electricity (high-speed Fibre Op internet also available)
- Features:** approx. 165 ft direct salt water frontage
- Fireplace/s:** woodstove
- Outbuildings:** shed (8 x 12), outhouse (4 x 6)
- Zoning:** Residential

### Rooms

- Living/Kitchen/Dining: 14.9 x 12 (Main)
- Kitchen Nook: 5 x 4.7 (Main)
- Sunroom: 11.9 x 6.10 + 11.5 x 9.6 (Main)
- Bedroom: 8.7 x 6.6 (Main)
- Bedroom: 8.6 x 6.6 (Main)

### Directions

Located less than 3km outside of Lunenburg, just a 6-minute drive! Follow the Upper First Peninsula Rd for 1.6 km then veer left onto Emeneau Drive. Drive 400m then veer right onto Winter Rd. #29 is the first driveway on your left. Look for the Red Door Realty sign!

### Listing Agents

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