


84 Corkums Island Road, Corkums Island



 202414005

Nature at Your Doorstep!

\$440,000

This delightful cottage property offers that rare combination -- total privacy within close proximity of amenities. A mere 5-minute scenic drive (or a comfortable pedal) from historic Lunenburg, the tastefully appointed seasonal cottage is nestled in the trees and completely hidden from view.

Located on the sheltered west side of Corkum's Island, the 3.4 acre property with approximately 330 feet of shoreline on a little protected cove is a haven for birds and bird watchers alike. The original cottage studio was renovated in 2014 when an addition was added to create space for a bedroom with 3-pc bath and laundry. Views of the cove, salt marsh and woodlands from inside the cottage are lovely creating a serene retreat with the perfect ambiance to forget the outside world. Relax on the brick patio or take a stroll on the boardwalk which extends over the seagrass to the water's edge and a small seaside deck.

A double garage with loft (built in 2016) provides ample storage for vehicles, kayaks and recreational equipment, and there's also a handy garden shed near the cottage for the lawn furniture and garden tools. The septic system, installed in 2013, was designed for a 3-bedroom home plus existing cottage, so you can enjoy this magical property as-is, or perhaps plan for something larger/your dream home. Currently operated as a successful seasonal rental business, the property is being offered turn-key with most contents of cottage included.



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Property Highlights

- Age ±:** 25
- Lot Size:** 3.4 acres
- Style:** cottage/camp
- Floor Space:** 640 sq ft
- Bedrooms:** 1
- Bathrooms:** 1
- Flooring:** laminate, vinyl plank, softwood, ceramic tile
- Heating:** electric baseboards
- Water:** dug well
- Sewer:** septic
- Parking:** gravel driveway
- Garage:** detached, double (30.5 x 26.4)
- Services:** electricity, phone, cable tv, high-speed internet
- Features:** 328 ft direct saltwater frontage, boardwalk & oceanside deck, patio, ensuite bath
- Outbuildings:** shed (12.5 x 8.5)

Rooms

- Living / Kitchen / Dining:** 19.2 x 13.2 (Main)
- Bedroom:** 12 x 9.10 + 5.8 x 5.4 (Main)
- Laundry / Closet:** 9.10 x 2.5 (Main)
- Bath (3-pc):** 8.10 x 4.11 (Main)
- Loft:** 11.6 x 8 (2nd)

Directions

FROM LUNENBURG: Follow Tannery Road past the Bluenose Golf Club and continue on Mason's Beach Road for 2.5 km (~ 4 minutes), then turn left onto the causeway to Corkum's Island. Civic #84 is 2nd driveway on your right once you're on the island. Look for the Red Door Realty sign!

Listing Agents

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