

22 Herman's Island South Side Rd, Herman's Island



The Memory Factory!

\$975,000

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Truly a rare find. This idyllic seaside cottage has been in the enjoyment of the same family for generations and is available for the first time in nearly 40 years. This magical property on the shores of Prince's Inlet is a throwback to simpler times and is designed for generating happy lifelong memories.

The sought-after location on Herman's Island, home to the Lunenburg Yacht Club, is well known to the sailing and boating community. The property consists of 3 parcels. There are two adjacent lots on the water with the cottage and 200 feet of seawall lined shore frontage. A 100-foot wharf & floating dock project into the calm waters of Echo Bay with protected anchorage and mooring. Above the road is the 3rd parcel, a 1.5 acre beautifully treed lot with a clearing in the middle and road frontage on 2 sides.

The immaculately maintained 1400 sq ft cottage is spacious with an interior that speaks to that classic cottage aesthetic with natural pine floors and walls, vaulted ceiling, and a generous open concept main living area anchored by a wood-burning fireplace with energy-efficient insert. With four bedrooms and two full baths there are ample sleeping quarters for the extended family or guests. Outside, the cottage is nestled into an array of tall evergreens and hardwoods, on a well-manicured lot that slopes gently to the water, and enjoys an ideal south westerly aspect to

capture the sun's rays dawn to dusk.

A winding paved driveway leads to the cottage and then continues from the parking area down to the water's edge where you can launch your watercraft of choice. There's even a small boathouse at the water's edge for storing all your gear and beach toys. A full concrete basement under the cottage provides even more practical storage space, and a 16kW Generac automatic propane generator assures you'll never be left in the dark.

Year after year, your time spent at the cottage with family will leave you with lasting and cherished memories. The kids will enjoy their summer mornings learning to sail at LYC, then bike back to the cottage to spend the afternoons swimming with friends, diving into the warm waters of the bay from the end of your private dock. Mom & Dad and Grandpa & Grandma will enjoy relaxing on the expansive house-wide deck in the dappled shade of mature trees, watching the sailboat activity on the waters in front of the cottage, or better yet, join their friends and neighbours for an afternoon of sailing the fabulous waters of Prince's Inlet and Mahone Bay. Make this truly special property yours, then get the family photo albums ready and start filling the pages with photos of treasured summers at the cottage with the kids and grandkids.

Take a 3D VIRTUAL TOUR of the cottage and waterfront, or watch the VIDEO TOUR of the property and area...then book a viewing and come experience the magic of this amazing property first hand!



Listing Agents

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Property Highlights

Lot Size: 2.26 total acres

Floor Space: 1400 sq ft

Bedrooms: 4

Bathrooms: 2

Flooring: softwood, linoleum

Heating: electric baseboards, fireplace w/ wood-burning insert

Water: dug well

Sewer: septic

Parking: paved driveway

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

Features: 200 feet direct saltwater frontage, seawall protected shoreline, 100-ft wharf & floating dock, mooring, Generac 16kW propane generator w/ automatic transfer switch

Fireplace/s: wood-burning fireplace

Outbuildings: boathouse (x)

Rooms

Living Room: 20.6 x 13.8 (Main)
Kitchen / Dining: 13.8 x 11 + 8.5 x 5.8 (Main)
Mudroom / Entry: 10 x 7.10 (Main)
Hall / Storage: 7.11 x 6.7 (Main)
Master Bedroom: 18 x 10.6 (Main)
Bedroom: 18 x 10.3 (Main)
Bath (3-pc): 6 x 5.9 (Main)
Hallway: 14.11 x 5.10 (Main)
Bedroom: 13 x 8 (Main)
Bedroom: 8.6 x 8 (Main)
Bath (4-pc): 6.7 x 5.3 (Main)

Directions

Cross Bridge to Herman's Island and veer to the right onto South Side Rd. The driveway



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for #22 is the second on right.