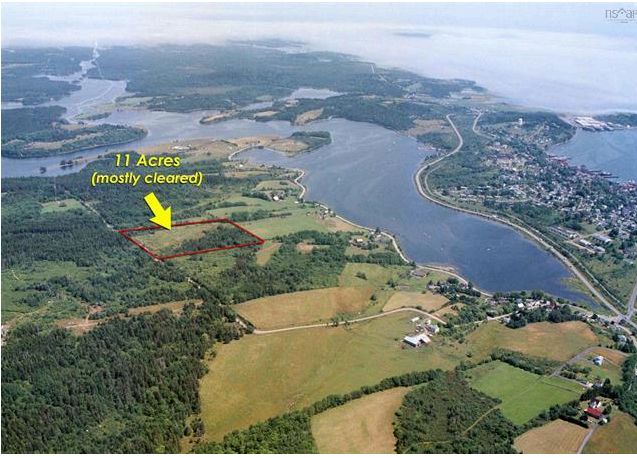


Client View - Vacant Land



MLS #	202505688	Lot Size	
PID #	60181559		
Add'l PID		Survey	Yes
Listing Status	ACTIVE	Current Valid Perc Test	No
Selling Price		Environmental Assess.	No
Address	Lot 1000 Upper First Peninsula Road First Peninsula NS B0J 2C0	Easements	No
		Restr/Prot Covenants	No
Type	Acreage	Property Gated	No
Waterfront	N	Road	Public
Water Frontage		Zoning	NA
		Association Fees	
		Betterment Charges	
Frontage	Prop Knwn As/Bdy of Water Lunenburg Back Harbour		

Listing Price \$750,000



DIRECTIONS TO PROPERTY

Off Route 332, turn onto First Peninsula Rd, at the head of Lunenburg Back Harbour. Go 100 meters then veer to the left onto Upper First Peninsula Road. Follow Upper First Peninsula Road 1KM to the top of the hill and look for the Realty sign posted on your right.

PROPERTY OVERVIEW

ROOM TO ROAM... or Farm, ...or Build, ...or Plant! -- This remarkable 11 acre parcel, a stone's throw from the popular Town of Lunenburg, is a rare find and presents a host of possibilities to those seeking space to build their country dream home, land to grow something, a family compound, or development opportunity in a prime location! The nicely proportioned lot offers 640 feet of road frontage along Upper First Peninsula Rd, and is comprised of roughly 5 acres of pristine pasture land with a gentle south-facing slope, and another 3 acres of cleared land with a beautiful band of woodland separating the two. A small brook runs through the middle of the woods and a perimeter of mature trees ensures a high level of privacy. There are several excellent building sites that enjoy partial views of Lunenburg, including the majestic Lunenburg Academy, over the waters of back harbour. Quiet, private and undeveloped...enjoy 'Country Living' minutes from the amenities of one the East Coast's most sought-after coastal communities.

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	
Other	South Shore Waldorf

FEATURES

PROPERTY SIZE	10 to 49.99 Acres
WATER SOURCE	None
SEWAGE DISPOSAL	None
UTILITIES	Electricity, High Speed Internet, Telephone, To Be Verified
LAND FEATURES	Partially Cleared, Sloping/Terraced, Stream/Pond, Wooded/Treed, Year Round Road
WATER ACCESS/VIEW	Access: Ocean, View: Harbour, View: Bay
DRIVEWAY/PARKING	Dirt
Inclusions	
Exclusions	



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



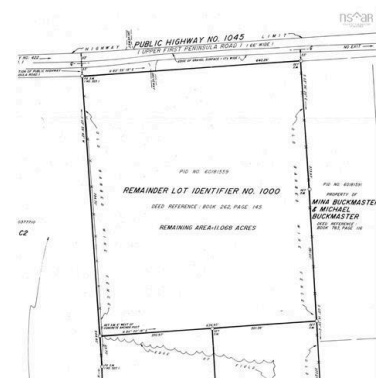
Listed By: [Red Door Realty\(Lunenburg\)](#)

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

MLS # [202505688](#)
List Price \$750,000
Status: ACT
Class: VL

Address Lot 1000 Upper First Peninsula Road
Community FIRSTPENI
Province NS
Postal Code B0J 2C0

Listing Office:



Data provided by the Nova Scotia Association of REALTORS®.

MLS # [202505688](#)

Address Lot 1000 Upper First Peninsula 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.

