



Price: \$179,600	MLS® #: 60499944
Status: Active	
Legal Descr.: Address: 84 CORKUM'S ISLAND RD City: LUNENBURG COUNTY, B0J 2C0 Prop known as: CORKUM'S ISLAND	
Side of Road: Lot Size: 3.17 ACRES Shore Frontage: 250.00 Sq. Footage (MLA): 360 Total Fin SqFt.(TLA): 360 Building Dimensions: 14 X 20	District: SS DILUN Sub-Dist: B3 Zoning: RESIDENT Sec. School: PARK VIEW EDU CENTRE Elem Schl: CENTRE CONSOLIDATED
Possession: NEGOTIABLE	

Overview Oceanfront building lot 5 minutes from historic Lunenburg. Just over 3 sheltered and level acres with over 250 feet of direct oceanfrontage on Upper South Cove. Driveway, dug well and 200 Amp electrical service already in place. Previously approved for septic (expired 2007). A charming little summer studio/cottage is tucked into the trees and is included in the list price "as-is, where-is". This tasteful building was strategically positioned to be hidden from view for complete privacy. Camp out while you build your dream home or use as a rustic retreat. Natural shoreline with salt marsh and board walk over the seagrass to the water's edge. Enjoy an array of birds and waterfowl, including nesting herons, terns, mallards, bald eagles and pheasants. This secluded setting on peaceful Corkum's Island is just waiting for your imagination.

Directions ***CORKUM'S ISLAND*** FROM LUNENBURG: Follow Tannery Rd toward Bluenose Golf Club. Continue on Mason's Beach Rd to Corkum's Island Rd. Property is the second driveway on the right after the causeway (Realty Sign Posted). FROM HWY-103: Take Exit 11 and follow Hwy-324 toward Lunenburg (10 mins). At the 4-way stop, turn right onto Hwy-332. Left on Mason's Beach Rd, then right onto Corkum's Island Rd. Property is the second driveway on the right after the causeway (Realty Sign Posted).

Type: Vacant Lot(s)	Heating: Electric, Wood, Baseboard, Stove	Exterior: Shingles, Wood
Style: Cottage/Camp, None	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Dug Well	Foundation: Other
Property Size: 3.0 - 9.99 Acres	Sewer: None	Features: Deck/Patio, Gas Stove(s), See Remarks
Land Features: Level, Wooded/Treed, Partial Landscaped, Waterfront	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Ocean Front, View: Ocean	Rental Equipm.: None	Flooring: Softwood

Inclusions Includes PID# 60166030
Exclusions


Bedrooms: 1	Sign: Yes	HST: NO	Garage: No	Gar.Details: NONE
Bathrooms: 0 \	Lockbox: Yes	PCDS: Yes	Water Access: Yes	Water: OCEAN FRONT
Rental Income: NO	Road: Public	Matrim.: 		Building Colour: NATURAL
Building Age: 11	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
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Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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 Website: <http://OceanHomesNovaScotia.com>
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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