


# Mason Island, Mahone Bay



 201503691

## Escape, Retreat, Recharge...An Island Getaway!

**\$595,000**

MASON ISLAND RETREAT: Escape, retreat, recharge...your ocean oasis is a mere 4 miles from the Lunenburg Yacht Club, and smack-dab in the middle of Mahone Bay's saltwater paradise for sailors. No traffic noise, no rat race, this is not your run-of-the-mill oceanfront property. The 25 acres comprising the southern half of Mason Island offer nearly a mile of ocean frontage that ranges from bold rocky shoreline to a sheltered cove with broad white sandy beach. Dock your boat at the substantial Mailman & Kelley pile wharf which projects more than 200 feet into the water. Connected to the wharf is a boardwalk that leads to the 2 bedroom, 2 full bath (one w/ whirlpool) cottage nestled in the trees, almost hidden from the passing sailboats. The interesting design of the cottage incorporates an array of angles, skylights and windows from which to enjoy the stunning surroundings. Anchoring the main living area of the cottage is a large central fireplace. More than 1300 sq ft of decking surrounds and unites the main cottage with a unique hexagonal kitchen/dining building & a 50 ft saltwater lap pool (as if the splendid waters of the beach were not enough), then flows seamlessly to the wharf. Great investment with 9 individual surveyed parcels, each with a minimum of 230 feet of shore frontage.



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### Property Highlights

**Age ±:** approx. 30 years

**Lot Size:** 24.91 acres

**Style:** contemporary, cottage

**Floor Space:** 1350 sq ft

**Bedrooms:** 2

**Bathrooms:** 2

**Heating:** wood-burning fireplace, wood stove

**Water:** dug well

**Sewer:** septic

**Services:** electricity (generator), cell phone

**Features:** 50 foot in-ground lap pool, 235' Mailman & Kelley pile wharf, Cummins-Onan 60 Hz commercial diesel generator set

**Fireplace/s:** fireplace & woodstove

**Outbuildings:** utility shed, generator shed, pool shed

**Assessment:** \$739,700 (2016)

**Taxes:** \$5,992 (2016)

### Rooms

Living Room: 19' x 18' (Main)

Family Room / Den: 19' x 15' (Main)

Master Bedroom: 16' x 12' (Main)

Bedroom: 12' x 10.5' (Main)

Bath (3-pc): 10' x 7' (Main)

Bath (3-pc): 8' x 4' (Main)

Kitchen: 12' X 12' (Main)

Utility Room: 14.5' x 7.5' (Main)

### Directions

Waters of Mahone Bay, 3 miles off Indian Point. Accessed via boat only (approx 10 min ride). Lunenburg Yacht Club or Indian Point

### Listing Agents

**Adam Dial** C: 902-298-0336

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are best options. Contact listing agents to arrange for boat transportation (subject to scheduling and availability).