# 77 North Side Road, Herman's Island





# The Perfect Multi-Family Summer Spot! \$424,500

The perfect multi-family summer spot! Central kitchen and living room, with two separate 3 bedroom wings, each with its own 4-pc bath. This has been in the same family for decades, and has sweeping views of Mahone Bay with 104 feet of direct waterfrontage. Very private, multiple wells, and although some work is required to repair winter storm damage to the deck and fascia, this property is one you will covet and want to keep inyour family for decades! Call today.

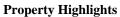






## **Listing Agent**

**Alex Astbury** C: 902-499-1119 E: alex@reddoorrealty.ca



Age ±: approx 56 years

**Lot Size:** 40,902 sq ft (.94 acres)

Style: Cottage

Floor Space: 2,432 sq ft

**Bedrooms:** 6 **Bathrooms:** 2

Flooring: carpet, laminate, vinyl

**Heating:** ducted heat-pump & electric

baseboards

Water: dug well (shared)

**Sewer:** septic

Parking: paved driveway

Services: electricity, phone, cable,

high-speed internet

**Features:** 104' direct oceanfrontage

**Fireplace/s:** wood-burning

**Zoning:** Residential

**Assessment:** \$453,600 (2018)

#### Rooms

Living Room: 19.3 x 19.3 (Main) Kitchen: 16.5 x 19.4 (Main)

Master Bedroom: 16.9 x 11.2 (Main) Bedroom: 11.9 x 10.3 (Main)

Bedroom: 17 x 8.6 (Main) Bath: 4 Piece (Main)

Master Bedroom: 11.1 x 9.7 (Main)

Bedroom: 9.8 x 8.8 (Main) Bedroom: 11.8 x 6.6 (Main)

Bath: 4 Piece (Main)

Games Room: 21.5 x 18.11 (Lower)

### **Directions**

Off Hermans Island Road, between

Lunenburg & Mahone Bay



