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

MLS® *202622334*

The Memory Factory!

$975,000

This magical property on sought-after Herman's Island, home to the Lunenburg Yacht Club, is a throwback to simpler times and is designed for generating happy lifelong memories. The property consists of 3 parcels: 2 adjacent lots on the water w/ 200 ft of seawall lined shore frontage; plus a 3rd 1.5 acre lot on the other side of the road. The immaculately maintained 1400 sq ft cottage speaks to that classic cottage aesthetic w/ natural pine floors & walls, vaulted ceiling, and a spacious main living area anchored by a wood-burning fireplace w/ energy-efficient insert. With 4 bedrooms & 2 full baths there are ample sleeping quarters for the extended family or guests. Outside, the cottage is nestled in the trees on a well-manicured lot that slopes gently to the water with an ideal south westerly aspect. A winding paved driveway leads to the cottage and continues down to a slipway at the water's edge where a 100-ft wharf & floating dock project into the calm waters of Prince's Inlet w/ protected anchorage & mooring.There's even a small boatshed at the shore for storing all your gear & beach toys. A full concrete basement 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 at the cottage will leave you with lasting & cherished family memories. The kids will enjoy their summers learning to sail at LYC and 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 boat activity in front of the cottage, or better yet, join their friends & neighbours for an afternoon of sailing. M[illegible]s truly special property yours, then get the family albums ready an[illegible] pages wit[illegible]s of treasured summers at the cottage with the kids & grandkids.

see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com

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

for #22 is the second on right. Look for the Red Door Realty sign!