

***Nantucket in Nova Scotia***

A couple miles of ocean frontage, with your own fine white sand beach situated on the warmest stretch of Nova Scotia's acclaimed South Shore...does it get any better than this? Imagine the cost of this (if it existed) on Cape Cod or Nantucket. To be sure, they're not the same...down there you'd have a million or so folks to share it with, whilst you run the risk of getting lonely out on the sands of Round Bay, unless one of the handful of sojourners from down the beach happen to stroll up your way. To be sure, the cottage is modest, but you will find it (and the guest cottage) very spacious and cozy while you sip wine and cogitate over how to position that big Nantucket-style mansion you might be dreaming of. Or maybe you'd just rather spend the day splashing about with the kids and the dog. Hey, it's your sand-castle kingdom; live it any way you want!



Price:	<b>\$1,500,000</b>	MLS® #: <b>80087703</b>
Status:	<b>Active</b>	
Legal Descr.:		
Address:	<b>207 BEACH RD</b>	
City:	<b>SHELBURNE, B0T 1W0</b>	
Side of Road:		District: <b>SS DISHE</b>
Lot Size:	<b>202 ACRES</b>	Sub-Dist:
Shore Frontage:		Zoning: <b>RURAL</b>
Sq. Footage (MLA):	<b>1,340</b>	Sec. School:
Total Fin SqFt.(TLA):	<b>1,340</b>	Elem Schl:
Building Dimensions:	<b>41.10X24.6X21.6X23.3X20.6X47.9</b>	
Possession:	<b>IMMEDIATE</b>	

<b>Overview</b>	One of the most fabulous head land properties on the South Shore. Consisting of over 200 acres and over 3 km of ocean frontage, about 1/3 of which is beautiful sand beach. All this with a nice cottage and guest cottage. This really is a must see property. Small guest house 24.4x15.8 with 3 pc bath.
<b>Directions</b>	From Highway 103 Exit 27 go 1 km to Ingomar Road on right, go 15 km to Roseway Beach Road on left then 1 km to property on the left.

Type:	<b>Single Family</b>	Heating:	<b>Electric, Wood</b>	Exterior:	<b>Shingles</b>
Style:	<b>Bungalow, Other</b>	Garage Type:	<b>None</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Well</b>	Foundation:	<b>Undeveloped, Partial, Perimeter Wall</b>
Property Size:	<b>Over 100 Acres</b>	Sewer:	<b>Septic</b>		

Land Features: <b>Cleared, Stream/Pond, Wooded/Treed, Waterfront</b>	Services: <b>Electricity, Telephone</b> Rental Equipm.: <b>None</b>	Features: <b>Deck/Patio, Woodstove(s), Ensuite</b> Roof: <b>Asphalt Shingle</b> Flooring: <b>Hardwood, Laminate</b>
Access/View: <b>Water Frontage, Access: Ocean Front, View</b>		

Bedrooms: <b>2</b>	Sign: <b>No</b>	HST: <b>NO</b>	Garage: <b>No</b>	Gar. Details: <b>N/A</b>
Bathrooms: <b>2 \</b>	Lockbox: <b>No</b>	PCDS: <b>Yes</b>	Water Access: <b>Yes</b>	Water: <b>OCEAN</b>
Rental Income:	Road: <b>Public</b>	Matrim.:		
Building Age: <b>30</b>	CSA #: <b>0</b>	Serial #: <b>0</b>		
	Migrated: <b>No</b>			

MAIN FLOOR	KITCHEN	14.6X13.6	MAIN FLOOR	BEDROOM	12.10X7.10
MAIN FLOOR	DINING ROOM	23.10X14.4	MAIN FLOOR	BATH (# pieces 1-6)	9X7.6
MAIN FLOOR	LIVING ROOM	22.8X19.3	MAIN FLOOR	BATH (# pieces 1-6)	8X6.3
MAIN FLOOR	MASTER BEDROOM	15X8.9			

Listing Office: **COLDWELL BANKER SUPERCITY - 13049** :



Compliments of: **ROGER DIAL: 902-640-2176** 

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