

LISTING DETAIL - VACANT LAND



MLS # 201800655
PID # 80126683
Listing Status ACTIVE
Type Vacant Lot(s)
Address Lot East Sable River Road
Address 2
Community East Sable River
Province NS
Postal Code B0T 1V0
Region South Shore
Listing Price \$116,000



GENERAL

Approx Total Acres	8.20	Elementary School	
PID Y/N	Yes	Middle/Jr School	
District	407-Shelburne County	High School	
Sub-District	F2	Fr Imm Elementary School	
County	Shelburne	Fr Imm Middle/Jr School	
Prop Knwn As/Bdy of Water		Fr Imm High School	
Lot Size	357200 Sq Ft	Waterfront	Yes
	Rural/Res	Water Type	
Title to Land	Freehold	Water Frontage Units	Feet
Road	Public	Water Frontage Meas	1,558.00
Restr/Prot Covenants	No	WATER FRONTAGE	River
Survey	No		
Current Valid Perc Test	No		

FEATURES

PROPERTY SIZE 3 to 9.99 Acres	UTILITIES Electricity
WATER SOURCE None	DRIVEWAY/PARKING None
SEWAGE DISPOSAL None	LAND FEATURES Wooded/Treed

PROPERTY OVERVIEW

WOW this is the perfect package, you can own your own 4.7 acre ISLAND with sand beaches on 2 sides This Island is in th4e middle of the beautiful "Sable River" and is known as Hayden's Island. This Island is a short boats ride from your own 4.5 acres water front lot with over a total of over 1500 ft shore line. You can build your home on the mainland where a small brook runs through and have a cottage or camp on the Island where you feel like a pirate. All this within a 10 minute drive of Lockport, 25 to Shelburne with all the necessary amenities. Halifax and the international Airport are a 2 hour drive and the Ferry in Yarmouth is just 1.5 hours away. HST are is only on the mainland lot applicable and not on the island



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