

## LISTING DETAIL - VACANT LAND



**MLS #** 201800666  
**PID #** 80126022  
**Listing Status** ACTIVE  
**Type** Vacant Lot(s)  
**Address** Lot Highway 103 Highway  
**Address 2**  
**Community** Sable River  
**Province** NS  
**Postal Code** B0T 1V0  
**Region** South Shore  
**Listing Price** \$26,600



## GENERAL

|                                  |                      |                                 |    |
|----------------------------------|----------------------|---------------------------------|----|
| <b>Approx Total Acres</b>        | 7.18                 | <b>Elementary School</b>        |    |
| <b>PID Y/N</b>                   | Yes                  | <b>Middle/Jr School</b>         |    |
| <b>District</b>                  | 407-Shelburne County | <b>High School</b>              |    |
| <b>Sub-District</b>              | F2                   | <b>Fr Imm Elementary School</b> |    |
| <b>County</b>                    | Shelburne            | <b>Fr Imm Middle/Jr School</b>  |    |
| <b>Prop Knwn As/Bdy of Water</b> |                      | <b>Fr Imm High School</b>       |    |
| <b>Lot Size</b>                  | 312760 Sq Ft         | <b>Waterfront</b>               | No |
| <b>Zoning</b>                    | Res                  | <b>Water Type</b>               |    |
| <b>Title to Land</b>             | Freehold             | <b>Water Frontage Units</b>     |    |
| <b>Road</b>                      | Private              | <b>Water Frontage Meas</b>      |    |
| <b>Restr/Prot Covenants</b>      | No                   |                                 |    |
| <b>Survey</b>                    | Yes                  |                                 |    |
| <b>Current Valid Perc Test</b>   | No                   |                                 |    |

## FEATURES

|                                      |   |
|--------------------------------------|---|
| <b>PROPERTY SIZE</b> 3 to 9.99 Acres | <b>UTILITIES</b> Electricity, Telephone |
| <b>WATER SOURCE</b> None             | <b>DRIVEWAY/PARKING</b> None            |
| <b>SEWAGE DISPOSAL</b> None          | <b>LAND FEATURES</b> Wooded/Treed       |

## PROPERTY OVERVIEW

Vacant lot consisting of 7 Acres located on Hwy 103 in Sable River with paved road frontage and power past lot. This is a great location for somebody that likes exposure to a busy tourist and high traffic road with over 876 feet of road frontage. Just a 10 min drive to Lockport, 25 minutes to the Town of Shelburne with all town amenities and a 2 hour drive to Halifax. Yarmouth Ferry is just 1.5 hours away



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