

# **\$1,350,000 - 236 Princes Inlet Drive, Martins Brook**

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MLS® #202300219

**\$1,350,000**

3 Bedroom, 3.00 Bathroom, 2,730 sqft

Farm on 27.00 Acres

B3, Martins Brook, NS

Surveyed 27 acre property at the top of Second Peninsula overlooking Princes Inlet. Surrounded by rolling fields and mature forest with established trails, here you will find peace and privacy, along with many possibilities for further development/sub-division, hobby farming or barn conversion. Whatever your plan, you will enjoy sightings of the Bluenose II sailing by and stunning sunrises over the ocean and yacht club. This handsome 1880's farmhouse has been renovated while respecting the character unique to Lunenburg County. Recently refreshed inside and out, the 3 bed/3 bath home has brand new kitchen appliances, countertop, sink and faucets, and fresh paint throughout. Original wood floors, beamed ceilings, plus skylights on the 2nd and 3rd levels creating a bright, contemporary country interior. A stately stone fireplace is the focal point of the living room, and a Jotul wood stove in the den provides an additional space to curl up with a book. Both the kitchen (with cold room/pantry) and dining room are generous in size to accommodate serious cooks, and many guests. Large primary bedroom on the second floor with ensuite, walk-in closet and views of the Inlet. The finished attic is a perfect space for study, hobbies, or 4th bedroom. The impressive "Lunenburg Bump" has a panelled open ceiling and provides a tranquil spot to relax in the morning sun. Near the house sits an excellent barn with concrete floors, perfect for use as a garage, workshop, farming equipment, etc.



Follow the trail through the woods and discover a well-built insulated cabin to enjoy in all seasons, complete with deck, wood stove, and sleeping loft! The Bay to Bay Trail runs just beyond the west side of the property, providing miles of horseback, cycling and hiking! Located in the heart of Nova Scotia's South Shore, 5 minutes to shops & restaurants in vibrant Lunenburg, 10 minutes to bustling Mahone Bay and an hour to Halifax.

Built in 1882

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202300219               |
| Price          | \$1,350,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,730                   |
| Acres          | 27.00                   |
| Year Built     | 1882                    |
| Type           | Farm                    |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | April 12th, 2023        |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 236 Princes Inlet Drive |
| Area         | South Shore             |
| District     | 405-Lunenburg County    |
| Sub-District | B3                      |
| City         | Martins Brook           |
| County       | Lunenburg               |
| Province     | NS                      |
| Postal Code  | B0J 2C0                 |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Utilities | Electricity Connected, Phone Connected |
|-----------|----------------------------------------|

|         |                  |
|---------|------------------|
| Parking | No Garage, Paved |
| View    | Ocean            |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Furnace, Hot Water, Stove, Radiator |
| Fireplace         | Yes                                            |
| Fireplaces        | Wood Burning Stove, Wood Burning               |
| # of Stories      | 2                                              |
| Stories           | 2.5 Storey                                     |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### Exterior

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Lot Description | Partially Cleared, Rolling Slope, Wooded, 10 to 49.99 Acres |
| Roof            | Asphalt                                                     |
| Construction    | Shingle Siding, Wood Siding                                 |
| Foundation      | Stone                                                       |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Bluenose Academy           |
| Middle     | Bluenose Academy           |
| High       | Park View Education Centre |

### Additional Information

|        |       |
|--------|-------|
| Zoning | Rural |
|--------|-------|

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Engel & Volkers (Annapolis Royal) |
|----------------|-----------------------------------|

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Listing information last updated on November 3rd, 2025 at 2:17am AST