

\$489,900 - 4 Princes Inlet Drive, Martins Brook

MLS® #202310244

\$489,900

3 Bedroom, 1.50 Bathroom, 2,359 sqft

Residential on 1.60 Acres

B3, Martins Brook, NS

Discover the hidden gem of Martins Brook, Nova Scotia at 4 Princes Inlet. This exceptional property encompasses four parcels, including a coveted 3000 square foot ocean lot, unlocking vast potential & representing a significant value. Nestled within this charming coastal town, 4 Princes Inlet offers a prime location with convenient access to local attractions and nearby towns. Immerse yourself in nature's beauty as you explore the stunning Beaches, just moments away. Take leisurely walks along the sandy shores, bask in the sun, or witness breathtaking sunsets. Convenience meets culinary delight, as the renowned Black Forest Restaurant is just a short walk from your doorstep. Experience dining in a charming setting, where exquisite cuisine and warm hospitality converge. Venturing beyond the immediate vicinity, the picturesque town of Lunenburg beckons. A few minutes'™ drive will transport you to this UNESCO World Heritage Site, where you can delve into rich maritime history, peruse local shops, or simply enjoy a leisurely stroll along the waterfront. While the existing house on the property requires a complete overhaul, it boasts good bones and an expansive layout, providing an excellent framework for your vision. Imagine the possibilities of rebuilding the old wharf, embracing the breathtaking ocean views & creating a truly remarkable space that will captivate all. Spanning a total of 1.6 acres, this private property not only offers an ocean frontage, but it also backs onto a



serene pond, enveloping you in a harmonious blend of coastal and natural elements. Unlock the full potential of this unique space and transform it into a highly sought-after destination. This property presents an unparalleled investment opportunity that combines location, potential & natural beauty. With its prime location, proximity to local attractions & the value offered by the 3000 square foot ocean lot, this property is poised to become a remarkable investment venture.

Built in 1955

Essential Information

MLS® #	202310244
Price	\$489,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,359
Acres	1.60
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 10th, 2023

Community Information

Address	4 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	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Triple, Wired, Other, Concrete, Dirt, Double, Multiple Driveways
# of Garages	3
View	Lake, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Bay, Access: Boat, Lake Privileges, Ocean Access

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Fireplace(s), Furnace, Hot Water, Stove
Fireplace	Yes
# of Stories	3
Stories	Side Split, Three Or More
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Royal LePage Atlantic
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