

\$175,000 - Lot 18-2 Seafarers Way, Southwest Cove

MLS® #202318535

\$175,000

Bedroom, Bathroom,
Land on 7.01 Acres

A2, Southwest Cove, NS

7.01 Acres of Coastal Forest in scenic Southwest Cove. An expansive and private property featuring an interesting mix of hard and soft-wood. Access to this peaceful rural property is via a Private Road to Owl's Head Island - an exclusive area of upscale vacation and ocean front homes. A professionally installed gravel road passes deeded common oceanfront access, winding uphill through the property where the land is conveniently apportioned with an elevated area of approximately 3 acres and a lower section of around 4 acres. This acreage bestows several location options for building a home. The highest point of the upper side features a 150' x 150' view plane on the adjacent lot that could be cleared to gain distant ocean views towards Indian Harbour and Peggy's Cove. On the lower side, the remaining 4 acres slope down to the valley floor - a perfect site for a cottage nestled in the woods, bordered on one side by 50 acres of Crown Land with trails and a lake. If you're not ready to build, enrich your life with forest-bathing; or enjoy time with your dog meandering the old woods road and multiple trails that criss-cross the property. This easily accessible woodland is a rare find - you can enjoy nature from day one! This is the largest lot of a new subdivision, and with reasonable protective covenants, your privacy and quiet is ensured. Power lines are in place, along with two parking areas and an easement to the eastern edge of the property where a further



potential driveway would take you right to your doorstep views of St Margaret's Bay. Perfectly located for work and play. Only 20 minutes to the conveniences of Hubbards. Exit 7 for Chester, Mahone Bay, Lunenburg and Bridgewater is under 25 minutes. Beach days can be every day, with the white sands of Bayswater Beach only 8 minutes away; and golfers have the choice of Aspotogan Ridge Golf course or world renowned Chester Golf Club, both within a short drive.

Essential Information

MLS® #	202318535
Price	\$175,000
Acres	7.01
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	September 29th, 2023

Community Information

Address	Lot 18-2 Seafarers Way
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Southwest Cove
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electricity Connected
Parking	Other
Waterfront	Access: Deeded

Exterior

Lot Description	Sloping/Terraced, Wooded, 3 to 9.99 Acres
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School Information

Elementary	Aspotogan Consolidated Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Zoning	GB - General Basic
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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