

\$625,000 - 49 Hermans Island Road, Martins Brook

MLS® #202403976

\$625,000

3 Bedroom, 2.00 Bathroom, 2,172 sqft

Residential on 1.35 Acres

B3, Martins Brook, NS

This is a property to get excited about! Located in one of the best areas on the South Shore. Known for its breathtaking scenery and being one of the most desirable boating locations in the world. This beautiful 2 level, 3 bedroom, 3 bath home enjoys sun filled rooms, lots of windows, 2 heat pumps, hardwood floors throughout, spacious welcoming rooms and much more. The main level consists of a large living room with electric fireplace spanning the entire front of the home, an open concept kitchen and dining room with patio doors leading to the side deck, laundry and a half bath on the main. Upstairs, there are 3 spacious bedrooms, a full bath as well as an ensuite bath. It is evident that this home has been meticulously maintained and loved inside and out and would make a great family home or seasonal home. Outside the property is full mature shrubs and bushes, peach, cherry and pear trees, high bush blueberries, a fenced in vegetable garden, a double 1.5 storey wired garage, a paved drive and tons of privacy. Ideally located close to the Lunenburg Yacht Club, The Hungry Traveler Cafe and situated between Mahone Bay and Lunenburg and a very close jump on to the rails to trails which is great for walking, running, biking and skiing.



Built in 1957

Essential Information

MLS® #	202403976
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,172
Acres	1.35
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2024

Community Information

Address	49 Hermans Island Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Martins Brook
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	6
Parking	Detached, 1.5, Double, Wired, Paved
# of Garages	4

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Forced Air, Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes

Basement	Full, Unfinished
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Exterior

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

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Lunenburg)
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Listing information last updated on November 2nd, 2025 at 12:17pm AST