

\$440,000 - 84 Corkums Island Road, Corkums Island

MLS® #202414005

\$440,000

1 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 3.37 Acres

B3, Corkums Island, NS

NATURE AT YOUR DOORSTEP! ... This delightful cottage property offers that rare combination -- total privacy within close proximity of amenities. A mere 5-minute scenic drive (or a comfortable pedal) from historic Lunenburg, the tastefully appointed seasonal cottage is nestled in the trees and completely hidden from view. Located on the sheltered west side of Corkum's Island, the 3.4 acre property with approximately 330 feet of shorefront on a little protected cove is a haven for birds and bird watchers alike. The original cottage studio was renovated in 2014 when an addition was added to create space for a bedroom with 3-pc bath and laundry. Views of the cove, salt marsh and woodlands from inside the cottage are lovely creating a serene retreat with the perfect ambiance to forget the outside world. Relax on the brick patio or take a stroll on the boardwalk which extends over the seagrass to the water's edge and a small seaside deck. A double garage with loft (built in 2016) provides ample storage for vehicles, kayaks and recreational equipment, and there's also a handy garden shed near the cottage for the lawn furniture and garden tools.

The septic system, installed in 2013, was designed for a 3-bedroom home plus existing cottage, so you can enjoy this magical property as-is, or perhaps plan for something larger/your dream home. Currently operated as a successful seasonal rental business, the property is being offered turn-key with most contents of cottage included. (ask for the



'Included Chattels List'). Take the 3D Virtual Tour, or better yet, book a personal viewing and come experience this tranquil setting yourself!

Essential Information

MLS® #	202414005
Price	\$440,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	3.37
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	September 13th, 2024

Community Information

Address	84 Corkums Island Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Corkums Island
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel
# of Garages	2
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front, Access: Bay, Access: Boat, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Cooktop, Dryer, Washer, Microwave, Refrigerator, Water Purifier
Heating	Baseboard
Basement	None

Exterior

Exterior Features	Barbecue
Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	NA
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Listing Details

Listing Office	Red Door Realty(Lunenburg)
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