

\$99,700 - Lot R3b Narrows Road, Forties

MLS® #202416943

\$99,700

Bedroom, Bathroom,
Land on 3.46 Acres

A3, Forties, NS

NO HST Applicable!! NO Covenants! NO HOA! This stunning piece of vacant land offers an exceptional opportunity to own a picturesque property with 421 meters of lakefront on Gully Lake, which is connected to the beautiful 9-mile-long, Sherbrooke Lake. Enjoy many motorboating, fishing, swimming and paddling adventures on these lakes. With a generous lot size of 1.4 hectares (approximately 3.46 acres), this land provides ample space for your dream home or cottage, as well as potential for various recreational activities. One of the standout features of this property is the peninsula that extends into the lake. This natural feature provides an ideal location for a gazebo or other outdoor gathering spaces, offering breathtaking views of the surrounding landscape and lake. For those seeking privacy and security, the property benefits from gated access, ensuring your tranquility is preserved. Additionally, the convenience of being just 10 minutes away from New Ross and 15 minutes from Mahone Bay makes this location highly desirable. 1 hour and 15 to Halifax. Keep in mind that road maintenance fees are approximately \$400 annually, which includes plowing during winter months, ensuring ease of access year-round. Whether you're looking to build a permanent residence, a vacation retreat, or an investment property, this vacant treed land on Gully Lake presents a unique opportunity to create your own lakeside haven. Gated-



Essential Information

MLS® #	202416943
Price	\$99,700
Acres	3.46
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	August 16th, 2024

Community Information

Address	Lot R3b Narrows Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A3
City	Forties
County	Lunenburg
Province	NS
Postal Code	B0J 2M0

Amenities

Utilities	To Be Verified
Parking	Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake

Exterior

Lot Description	Wooded, 3 to 9.99 Acres
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School Information

Elementary	New Ross Consolidated School
High	Forest Heights Community School

Additional Information

Zoning	General
HOA Fees	400

Listing Details

Listing Office	EXP Realty of Canada Inc.
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