

\$699,000 - 193 Sunnybrook Road, Sunnybrook

MLS® #202418725

\$699,000

3 Bedroom, 1.50 Bathroom, 1,400 sqft
Residential on 0.41 Acres

B3, Sunnybrook, NS

This is a property to get excited about. Located in one of the best areas on the South Shore, the setting is very much parklike, surrounded by trees and gardens making it very private. This sweet 3 bedroom cottage sits pretty in the desirable community of Sunnybrook and enjoys approximately 116 ft of ocean frontage and a substantial wharf and dock on Echo Bay. These waters are well known to be one of the best sailing and safe anchorages in Nova Scotia. Inside this one level, cozy cottage there is an open concept floor plan with a combined living/eating/den overlooking an amazing sunroom spanning the front giving way to water views everywhere you look. There is also a formal dining area, a galley kitchen, 3 bedrooms and 1.5 baths to complete. Outside, there's plenty of room for outdoor living, a single car garage and lots of parking and last but not least, your own wharf and dock where you can tie up your own boat and access the water super easily for all your water activities as well as your own sandy beach at low tide. Absolutely the perfect spot for basking in the sun and taking in the gorgeous views! The cottage has had many upgrades over the last few years including a metal roof, new vinyl windows, a heat pump for heating and cooling and a pellet stove. There is such a level of comfort and contentment in this property that is hard to explain and rarely found. This property is ideally situated between Lunenburg and Mahone Bay and only minutes to the



Lunenburg Yacht Club. Floor plans and drone footage available. Will sure to be a favourite place to be year round or seasonal!

Essential Information

MLS® #	202418725
Price	\$699,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,400
Acres	0.41
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage/Camp
Status	Closed
Date Sold	February 28th, 2025

Community Information

Address	193 Sunnybrook Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Sunnybrook
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Wired, Double, Paved
# of Garages	1
View	Ocean
Is Waterfront	Yes
Waterfront	Across Road, Ocean Front

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Basement	None

Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Other

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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