

\$699,900 - 413 Hermans Island Road, Sunnybrook

MLS® #202510906

\$699,900

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 3.18 Acres

B3, Sunnybrook, NS

Welcome to your slice of seaside paradise in Sunnybrook, one of the South Shore's™ more notable communities, perfectly nestled between Mahone Bay and Lunenburg. With direct access to the sparkling waters of Mahone Bay, which open into the Atlantic Ocean, this property offers that east coast lifestyle—whether year-round home or as a relaxing vacation retreat. Set on 3.18 acres, this well-maintained 3-bedroom, 2-bath home is full of charm and possibility. Step inside to a bright, open concept living space, designed for easy entertaining, accessible living, and capturing those peaceful water views, perfect for unwinding or hosting friends and family. Head upstairs and you'll find not one, but two private balconies—one off each of the second-level bedrooms. Morning coffee, evening stargazing, or a good book with the ocean breeze... yes, please. With ductless heat pumps on both levels, you'll stay cozy in the winter and cool in the summer. And the addition of a metal roof adds both peace of mind and low-maintenance appeal. And the best part? There's plenty of room to grow. With 3+ acres, there's space to expand the main home, build a guesthouse, add a studio or workshop—the possibilities are endless. Just a short drive to the vibrant shops, restaurants, and galleries of Mahone Bay and Lunenburg, yet tucked away enough to feel like your own private retreat.

Built in 2004



Essential Information

MLS® #	202510906
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	3.18
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 20th, 2025

Community Information

Address	413 Hermans Island Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Sunnybrook
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel, Parking Spaces(s)
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Bay, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Dishwasher
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake
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