

LAND & SEA

Real Estate Services Inc.



Cherry Hill

oceanfront & acreage

Six acres of rolling lawns, gardens, a few old apple trees and some forest stretch way back behind the house leading to 165 feet of awesome bold rocky oceanfront — waves crashing against the rocks and saltspray. Build by the sea, or move right in to this compact upgraded two storey home. The main floor carpets are protecting hardwood floors, there are new windows, new wiring, both oil & wood furnaces, an oak kitchen with loads of cupboards and an old fashioned pantry. And for those who like to tinker or have lots of toys, there's a 900 square foot garage with woodstove.

Paved drive & well tended vegetable gardens. Minutes to two white sand beaches.

\$229,000 #909



Price: \$229,000
Address: 7717 No 331
Cherry Hill, Lunenburg County
MLS/PID: 60366044
Land Size: 6.12 acres
Oceanfrontage: 165 feet
Building Size: 25'8 x 23'4 + 5' x 12'
Living Area: 1275 sq ft
Age: ±100 years
Style: Two storey
Exterior: Vinyl
Basement: Concrete
Driveway: Paved
Garage: Yes, two
Water: Drilled well
Sewer: Septic
Heat: Hot water baseboard, oil & wood
Hot Water: Electric
Electrical Service: 100 amp

Room Sizes:
Foyer 7'8 x 12'
Living Room 15' x 11'5"
Dining Room 12'7 x 8'9"
Kitchen 12'4 x 13'5"
Pantry 4'6 x 6'9"
Laundry 5'9 x 5'3"
Mudroom 4'3 x 5'
Upper Foyer 8'10 x 7'10"
Master Bedroom 9'5 x 14'
Bedrooms 12'3 x 11'8"
9'1 x 10'3"
Bathroom (4 piece) 6' x 8'
Covered Verandah 4' x 20'

Other: Double garage (30'x30') is 10 years old and has electricity and a woodstove. Single garage is 12'x20'. Septic tank was replaced in Dec 2005, oil furnace new in 2000, oil tank replaced in 2007. House has been completely rewired and electrical service upgraded (including a generator panel). All new windows. Hardwood under carpets on main floor. Property surveyed in 2006.

Directions: Between Broad Cove & Cherry Hill beaches along the Lighthouse Route (#331).



IMPORTANT: THIS INFORMATION IS BELIEVED TO BE CORRECT BUT SHOULD NOT BE RELIED UPON BY THE PURCHASER WITHOUT PERSONAL VERIFICATION. LAND & SEA REAL ESTATE INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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