



Marvin's Island

summer by the seaside

Situated on a sheltered cove on prestigious Marvin's Island, this charming oceanfront cottage with its own sand beach and mooring is hard to resist. Enjoy the sweet simplicity of this seasonal getaway — or renovate and expand to create your own dream home. The cottage can be purchased together with the adjacent oceanfront home and 50 foot wharf for a total of \$950,000.

Midway between Chester and Mahone Bay and just an hour from Halifax.

\$333,000 #919B



Price: \$333,000
 Address: 139 Marine Drive
 Chester Basin, Lunenburg County
 PID/MLS: 60105061
 Land Size: 22,604 sq ft
 Oceanfrontage: ±100 feet
 Building Size: 24'4x20'4 + 15'4x7'
 Living Area: 605 sq ft
 Age: ±40 years
 Style: Cottage
 Exterior: Wood
 Foundation: Concrete posts & blocks
 Driveway: Gravel
 Outbuilding: Yes, shed
 Water: Dug well
 Sewer: Holding tank
 Heat: Electric & wood
 Hot Water: Electric
 Electrical Service: 60 amp
 Woodstove: Yes

Room Sizes:
 Living Room 18'8 x 12'2
 Kitchen 11'6 x 6'
 Bedroom 14' x 8'
 Bedroom 9'8 x 5'6
 Bathroom (3 piece) 5'10 x 5'
 Sunroom 7'8 x 7'
 Front Deck 22'8 x 7'2
 Back Deck 10' x 5'2

Other: Included are fridge, stove, Lunenburg Foundry woodstove and mooring. Shed is 11'2x4'. Rights of way, protective covenants and homeowner association fees (\$185 per year) apply. The Marvin's Island Owners Association owns the road system and ±30 acres of protected woodland on the island.

Directions: Take exit 9 from Hwy 103 to Chester Basin. Left on Hwy 3, right on Borgels Point Rd, left and over the causeway to Marvin's Island.



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