



**LAND
& SEA**
Real Estate Services Inc.

West Berlin

saltspray & sea breezes

Overlooking Blueberry Bay is this delightful 1.7 acre property with western exposure, fabulous sunsets and mesmerizing ocean views that encompass Coffin Island, lobster traps stacked at the wharf and colourful fishing boats home from the sea. The landscape is natural and low maintenance; seagulls, saltspray and sea breezes provide the ambiance. Extensive frontage on a paved road with power at the roadside makes building your seaside retreat so much simpler!

Walking distance to the ocean and wharf. Ten minutes to Liverpool which offers a variety of shops and services including hospital facilities and the Astor Theater. One and a half hours from Halifax.

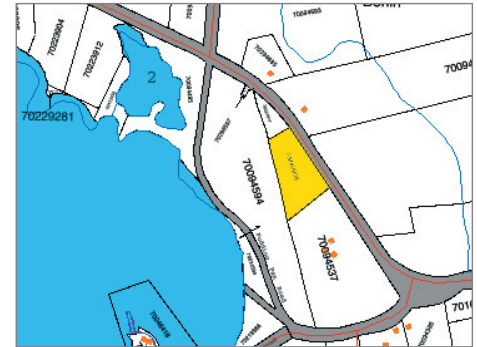
\$140,000 #942



Price: \$140,000
 Address: Lot 1, East Berlin Road
 West Berlin Queens County
 MLS/PID: 70260906
 Land Size: 1.7 acres
 Exposure: West
 Topography: Primarily level
 Access: Public road
 Power: Yes, at roadside

Other: HST does not apply. Covenants apply.

Directions: Exit 17A from Hwy 103, towards Port Medway, right at turnoff to West Berlin/Liverpool. Continue to end. At T, turn left, watch for signs on right.



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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