



**DUCKWORTH**  
REAL ESTATE

## Fully Serviced Oceanfront Lot, The Narrows



**\$135,000**

Calling all sailors, boaters, hikers and bicyclists. First class, 12 unit, bare land, free-standing oceanfront condominium development located between Chester Basin and Mahone Bay. Protected, deep water moorings for sailboats. Boat house and wharf owned in common with access to moorings. Underground utilities. Easy year round access. Condo fees \$75.00/mo. Adjacent to the fabulous Rails to Trails hiking and biking trail ( which will take you as far as you want to go along the South Shore). Two houses have been built and two more under construction in the summer of 2015. Lot 10, with 18,750 sq.ft. and 82 feet of waterfront is the only remaining waterfront lot available. Protective covenants apply. 50 min from Halifax. 5 minutes from Mahone Bay and Chester Basin. Call for a showing, or drive in and have a look around.

**Reference Number:** L-0301

**MLS:** 5208192

**PID:** 60663671A

**Address:** Lot 10, Angus Walters Drive, The Narrows

**Directions:** From Route 103 take Exit 10, turn Left at stop sign on to Route 3, drive approximately 2 km, take right directly before Martins River Fire Hall, take left on to Hiltz Hill Road. Turn left on to Angus Walters Drive, to the point where you have to bear left or right, Lot 10 will be right in front of you.

**Driveway:** Gravel

**Sewer:** Brand new septic system.

**Land Size:** 18,750 sq. ft.

**Waterfront:** 82 feet of water frontage

**Other Building:** Boat house and wharf shared with the other 11 lot owners.

**Features:** Professionally planned 12 lot bare land condominium development featuring a wharf, a boat house, access to deep water moorings and underground utilities. Access to the South Shore Rails to Trails.

**Other:** All you have to do is design and build your home. Protective covenants apply.

Call John Duckworth 902-766-4670  
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[www.duckworthrealestate.com](http://www.duckworthrealestate.com)

