



DUCKWORTH REAL ESTATE

87 acres, +/-5,000 ft. of Oceanfront and a First Class Tennis Court



C \$300,000; US +/--\$229,000; € +/-200,000

54 of the acres and all the oceanfront is located at the end of a peninsula, on the South Shore, only 90 minutes from Halifax. Direct oceanfront - no road along the waterfront. Private, peaceful and quiet. No road noise. Birding, boating, sailing, kayaking, swimming. Possibility of a wharf. Accessible year-round via a private and a shared private road. The separate, fully fenced tennis court is located on a separate 2 acre property in the woods, accessible by car, +/- 900 feet from the main 54 acre peninsular acreage. There is power adjacent to the properties. No covenants. Zoning permits any number of uses. Adjacent 24 acre property, with +/- 3,000 ft. of oceanfront is also for sale at \$230,000. No HST payable on either of these two properties. 15 minutes to the shops in Liverpool and several great open ocean beaches. 25 minutes to White Point Resort and Bridgewater. 45 minutes from Kejimikujik National Seaside Park. 90 minutes from Halifax.

Reference Number: L-0353

Address: 11 Lots, Old Kettle Road and Poplar Road, East Port Medway, Nova Scotia

Directions: From Halifax, take Hwy. 103 to exit 17. Turn left on to Hwy. 331. Take first left onto Medway Harbour Road. Left on Old Kettle Road. Right on Poplar Road to the end. Park just past civic number 125. Walk along the overgrown road to the shore. Alternatively, drive past exit 17 and take the next road to the left, Old Kettle Road. Right on Harbour View Drive to the end. Park just to the left of the gated driveway. There is a path to the left that will lead to the water.

PID: 70102314, 70104880, 70167473, 70167481, 70167499, 70167507, 70167515, 70167523, 70167531, 70167549 & 7018011.

MLS: 201903881

Lot size: 87.37 acres

Waterfront: +/- 5,000 ft. of direct oceanfront

Migrated: Underway

Easements: No

Land Features: mixed forest, undulating.

Driveway: No

Water: Drilled well

Septic: No

Call John Duckworth 902-766-4670
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