



DUCKWORTH  
REAL ESTATE

## Oceanfront Peninsula



**NEW! C \$1,900,000; US +/--\$1,439,000; € +/--1,367,000**

Outstanding, entirely private, oceanfront peninsula on St. Margaret's Bay. +/-2,100 feet of direct oceanfront and 33.2 acres of mixed forest, adjacent to 30 acres of Crown land. The property features not only dramatic ocean frontage, with the sight and sound of surf, but well elevated, panoramic ocean views and a quiet, protected and deep salt water inlet, suitable for fishing, swimming, kayaking, snorkeling, sailing, etc. Existing buildings include a 1,200 sq.ft. boathouse/workshop/studio with a spacious 1,200 sq.ft., 2 BR apt. above, an 1,100 sq.ft., off-grid active solar berm house at a high elevation and a 22' X 21' cottage. (The buildings need upgrading). The property also contains two ponds, a boat ramp and hundreds of meters of undulating wooded trails. At the tip of the peninsula is an ideal site for a spectacular south facing oceanfront home, an architect's dream. If you are looking for acres of complete privacy on the ocean, with your boat at your doorstep, less than an hour from Halifax, you won't want to miss this offering.

**Reference Number:** P-0308

**MLS:** 201700316

**PID:** 60072964, 60612389, 60530177 & 60697588

**Address:** 3087 Highway 329, Northwest Cove,  
Lunenburg County, NS

**Directions:** Highway 103 to exit 6, turn left on Highway 3 and then right on highway 329 to Northwest Cove. For more detailed directions please contact listing Broker.

**Ocean Access:** 2,100 ft. including a crystal clear, deep water cove that is ideal for swimming, snorkeling, paddle boarding, windsurfing, fishing, kayaking, a boat mooring, installing a deep water wharf, sailing and power boating

**Land Size:** 33.2 acres

**Water frontage:** 2,100 feet

**Boat House:**

**Bedrooms:** 2 bedrooms

**Bathrooms:** 1 bathrooms

**Room Sizes: Second Floor:** Living area: 26' x

13'; Dining area: 9'7 x 7'6; Kitchen: 11' x

10'; Sunroom: 14'6 x 6'6; Master BR: 24' x

11'8; Bedroom: 11'2 x 10'2; Bathroom: 12' x 7'6; Loft:

12'4 x 6'10; Attic Room: 15' x 12'; Foyer: 6'8 x 5'8.

**Main Floor:** Utility Room: 16'2 x 9'10; Craft Room:

26'6 x 12'6; Workshop: 23'4 x 27'8 + 10'8 x 10'8.

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[www.duckworthrealestate.com](http://www.duckworthrealestate.com)

