

# \$1,975,000 - 528 Hermans Island Road, Herman's Island

MLS® #202522232

**\$1,975,000**

4 Bedroom, 3.00 Bathroom, 2,494 sqft

Single Family on 1.99 Acres

Herman's Island, Herman's Island, Nova Scotia

Herman's Island ~ Lunenburg Yacht Club Down the Road. Ideally located between Mahone Bay and the UNESCO town of Lunenburg, this almost new, 5 year old contemporary Hermans Island Rd home has it all ..... southwest water views, 165' of sheltered waterfront, 90' pile driven, commercial grade wharf with galvanized ramp / 3 floats, floor to ceiling glass sliding doors off the open concept living / dining room / kitchen to the 800 sq ft water side deck, main floor primary bedroom with walk-in closet and ensuite, double garage ( with a surprise second glass garage door on the water side to the second deck) and more. This well designed floor plan is ideal for entertaining, offering a comfortable, relaxed lifestyle. The second level includes 3 bright bedrooms / guest bath and a walk-in storage closet. The spacious deck includes stairs to the front yard, leading to the wharf and waterfront overlooking the seaside neighbourhood of Sunnybrook. The paved driveway extends along the side of the house, directly to the wharf for one to easily load the boat, and spend the day exploring the many islands in Mahone Bay. The finished garage / outbuilding will be appreciated for storing for all your marine / seasonal gear. From the landscaped front lawn, to the bright, airy house, to the magical setting of the wharf, this property has been meticulously designed and maintained. Hermans Island is a peaceful rural seaside



neighbourhood, with the Lunenburg Yacht Club just down the road. It's a wonderful area for walkers / cyclists. Schools, shopping. cultural / sport / activities, health / child care are located nearby. Hermans Island is 90 minutes to Stanfield International Airport, on Nova Scotia's treasured South Shore, the Bluenose Coast. This property is exempt from the Foreign Buyer Ban. (id:6289)

Built in 2020

### Essential Information

Listing #	202522232
Price	\$1,975,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,494
Acres	1.99
Year Built	2020
Type	Single Family
Sub-Type	Freehold
Style	2 Level

### Community Information

Address	528 Hermans Island Road
Subdivision	Herman's Island
City	Herman's Island
Province	Nova Scotia
Postal Code	B0J2E0

### Amenities

Amenities	Place of Worship, Beach
Parking	Attached Garage, Garage, Paved Yard
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on ocean

### Interior

Appliances	Cooktop - Propane, Oven - Propane, Dryer, Washer, Refrigerator, Wine Fridge, Water softener
Cooling	Central air conditioning, Heat Pump
Fireplace	Yes
# of Stories	2

## Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped
Foundation	Concrete Slab

## Listing Details

Listing Office Engel & Volkers (Chester)



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