

Are You Dreaming of a Large Waterfront Estate in Nova Scotia?

# 83 Acres Lakefront Property

Million Dollar panoramic views over Bras d'Or Lake, islands, peninsulas and rolling hills



*This could be your hillside estate with outstanding views over the Bras d'Or Lake, 'Nova Scotia's Golden Sea'*



*Excellent boating*



*Roadfront on Marble Mountain Road*



*Beach and Wharf in Marble Mountain*

80 acres, more or less, are situated to the northwest along the road and a 2.39 acre parcel is located between Marble Mountain Road and the lake. There is a 66 foot (20 m) wide right of way from the public road to the lakeshore.



## Features at a Glance

Legal: Land at Marble Mountain, Inverness County, Nova Scotia  
PID# 50045251, 50020197, 50018340

### Parcel 1 and 2

Total Size: 83 acres / 335.901 m<sup>2</sup> +/-  
Lakefront: 187 feet / 57 m +/- in Black Cove or the Bras d'Or Lake  
Roadfront: 980 feet / 298 m +/- on Marble Mountain Road  
Services: Hydro and phone along the road  
Site Influences: Outstanding panoramic views, trail, spring, good roadfront, private lakefront in quiet cove, nicely treed, 66 foot right of way to the lake. Hundreds of acres of Crown Land border the property.

### Parcel 2

LAKEFRONT on Bras d'Or Lake



*Cruise to your lakefront property at the end of the Cove*



*Good stand of trees on the property*

2.39 acres / 9690 m<sup>2</sup>

- 187 feet / 57 m lakefront on world-famous Bras d'Or Lake
- 113 feet / 34,6 meters roadfront on Marble Mountain Road
- Sheltered cove
- Mountain view
- Privacy, unspoiled natural surroundings
- nicely treed, with hardwood and softwood trees
- Great for recreational lakefront retreat or year-round living
- Perfect for swimming, water-skiing, surfing, boarding, sailing,
- Boating, sunbathing, fishing, ice skating, snow-shoeing, X-Country skiing.

It is a place to relax and unwind with family, entertain friends, putter, have fun, build fond memories, and escape the pace of city life.

It is terrific location for a private retreat, view lots, sports camp, watersports mecca.

A great investment!

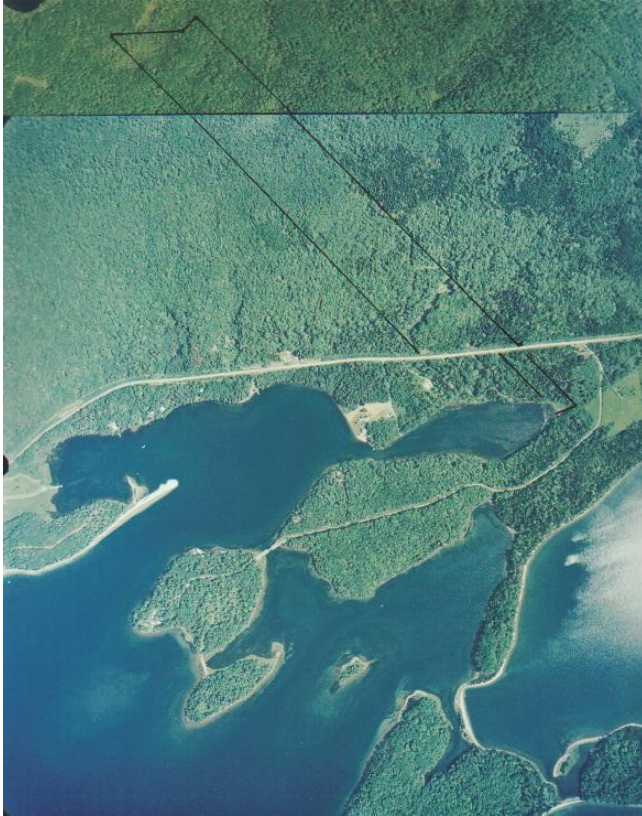
Presented at Canadian Dollars 298,000.00 plus applicable HST



## 83 acres at Marble Mountain, Inverness County, Nova Scotia

Marble Mountain, a tiny village with a general store, wharf, public bathing beach, boat launch and church, panoramic look-out, is close-by. Close to 18-hole golf course, tennis, hotel and marina at Dundee.

Directions: Halifax (International Airport) via Truro, New Glasgow, Antigonish, Port Hawkesbury, West Bay, Marble Mountain. Drive another 2 km from the village centre, museum, public beach and wharf to the property.



Aerial photo – Lot 2 is situated between the road and the end of the bay. Lot 1 is on the other side of the road to the northwest. - Boat, swim, waterski, canoe, kayak right from your lakefront. Excellent cruising waters in neighboring bays and the open waters of the Bras d'Or Lake.



Cute cottage belongs to second neighbor



Entrance to lakefront property

Proudly presented by:

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