

# Lot 00-4 Masons Beach Road, Lunenburg



MLS® 202406578

## SURF N' TURF

\$299,900

Situated on a gentle south west facing slope with the greens of Bluenose Golf Club above, and the shore of Mason's Beach below. This special 2.3 acre parcel features a nice mix of mature hardwoods and evergreens and enjoys views over Puffycup Cove and out to Lunenburg Bay. Best of all, this amazing and tranquil setting is located right at the edge of town...that's right, you could even walk from your home nestled in the woods to the many amenities and services of world-famous historic Lunenburg. A driveway onto the lot is already in place and the optimal building site with elevated ocean views has been cleared. Septic approval is in place and there's easy access to power. All you need to do is design your dream home and start building! The property includes 1/3 shared ownership in 2 waterfront parcels which combine for more than 2.5 acres and about 600 feet of beachfront on quiet Mason's Beach. A pretty pond below the property provides the ideal habitat for an array of wildlife, including pond turtles and seabirds. In this ideal location, your hardest decision will be whether to spend your day beachcombing on the shore, or swinging the clubs and walking the greens next door....So, what will it be today, Surf, or Turf?



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### Property Highlights

**Lot Size:** 99,317 sq ft (2.3 acres)  
**Services:** electricity, phone, cable, high-speed internet  
**Sewer:** septic approved  
**Parking:** gravel driveway  
**Features:** driveway, septic approval, and power easement already in place.  
**Zoning:** Town of Lunenburg, Rural Zone

### Directions

From the town of Lunenburg, follow Tannery Road toward the Bluenose Golf Club then turn right onto Mason's Beach Road. Drive up and over the hill adjacent to the golf course then on the other side as you approach the beach watch for the driveway for Lot 00-4 on your left. Look for the Red Door Realty sign!

### Listing Agents

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