



St. Mary's Peninsula
Prime Waterfront Properties





St. Mary's Peninsula

Sherbrooke, Eastern Shore, Nova Scotia

Our outstanding St. Mary's River Peninsula offers unique waterfront properties half way between famous Historic Sherbrooke Village and the rugged Atlantic Coast on the Eastern Shore of Nova Scotia. These private and secluded lots are situated along the St. Mary's Peninsula which stretches from Elis Cove into the tidal waters of the mouth of well known St. Mary's River - only a few kilometers away from the open waters of the Atlantic.

Lot sizes vary between 1.3 ac (5,260 sqm) and 5.5+ acres (22,258+ sqm) with 190 - 650+ ft (58 - 200+ m) of private waterfront. A subdivision road with power and high-speed internet is available to each property.

This beautiful peninsula was a popular hunting and gathering ground for Mic Mac Indians before it was used as farmland and then left abandoned for the last 30 years. Coves, hills, apple trees and trails form the character of this very special piece of land.

All properties on this peninsula will impress you with the mellow atmosphere and the beauty of its surrounding. Extended Crown Land is located directly across the river with Deer, Bobcats, Lynx, Black Bears and many more rare animals. Also Bald Eagles, Canadian Geese, Herons and Humming Birds call this area their home. Watch stunning sunsets over the waters of St. Mary's River with Seals and Salmon passing by and enjoy this surreal experience while sitting on your deck.

All amenities such as super market, gas station, post office, bank, restaurants, school, hospital etc. can be found only 5 Minutes away in Sherbrooke.





Property Description

Waters around the Peninsula warm up in summer to a comfortable degree for your enjoyment. Kayaking and canoeing are perfect exercises to discover the river and the nearby coastline of the Atlantic. Launch a boat in front of your doorsteps to explore hidden coves and beaches. Deep waters of St. Mary's River allow any size boat to ship all the way up to Historic Sherbrooke Village and down to the Atlantic Ocean.

All properties provide between 190 and more than 650 ft. (58 – 200+ m) of water front. Lot sizes vary between 1.3 and 5.5+ acres (5,260 and 22,258+ sqm). Each lot is connected to a private subdivision road with access to power and high speed internet. There are no building restrictions in this County, so you can build your dream home from a log cabin to a peaceful resort of your own. The choice is yours to enjoy!

We've priced these properties significantly lower than comparable waterfront lots. Take advantage! Whether you build a summer cottage, your dream home or simply make a future investment, this is the right property for it all.

Location

St. Mary's Peninsula is located off Sonora Road half way between the Historic Village of Sherbrooke and Sonora – a small fishing community (mostly lobster) right at the mouth of St. Mary's River. Sonora Road follows the tidal waters of St. Mary's River with its scenic landscape. The properties are only minutes away from the popular Marine Drive (Hwy# 7) which is part of the spectacular coast line of the rugged Eastern Shore with thousands of inlets and coves.

Across St. Mary's Peninsula is an extended area of Crown Land which ensures intact nature and pristine wildlife now and in future. Peace and quiet along St. Mary's Peninsula is guaranteed.

Sherbrooke with all amenities is only 5 minutes away. The well known University Town of Antigonish (St. Francis Xavier University) is appr. 40 minutes away and Halifax plus the Int. Airport are less than 2.5 hours travel time.

SONORA ROAD

TO SONORA →



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ST. MARYS RIVER



Summary

Outstanding and peaceful waterfront properties along the picturesque St. Mary's Peninsula with easy and fast access to the Atlantic Ocean. Call one of these rare parcels of pristine land on the water your own.

Features:

- Size: Between 1.3 and 5.5+ ac (5,260 – 22,258+ sqm)
- Waterfront: Appr. 190 - 650+ ft (58 – 200+ m)
- Road, power and high speed internet accessible from every lot
- Secluded waterfront with access to the Atlantic Ocean
- Distance to Halifax: 2,5 hours
- Distance to the airport: 2,5 hours
- Distance to Sherbrooke: 5 minutes
- Distance to Antigonish: 40 minutes
- Prices range between \$ 39,500.00 and \$ 79,000.00 (+ 15% HST)

Location:

St. Mary's near Sherbrooke, Guysborough County, Eastern Shore, Nova Scotia

Size:

1.3 – 5.5+ ac (5,260 – 22,258+ sqm)

Price:

CAD 39,500.00 – CAD 79,000.00 (plus applicable HST)

Service:

We are more than happy to assist you with travel plans and accommodation to come and view our properties. You are in good hands when it comes to building your home and other projects through our well recognized contractors and building partners. We will help you – from the purchase of your property to the building of your dream home!



