

# Upper Lakeville Grants

## Investment Property

**\$199,999.00 +HST CAD**

PROPERTY! - This very large parcel of land offers 230 acres on the beautiful Lake Charlotte with approximately 2 kms of Lake Frontage. There is a mixture of hardwood and softwood trees with approximately 70 acres of hardwood on one hill range. The lake is very well known as Cottage Country with terrific fishing, boating, and summer recreation. The property is only a 5 minute boat ride from the existing Webber's boat launch and there are plans in place for a new public boat launch and 15 minute from the public boat launch with access from Highway #7 opposite Webbers Store.

At least 90% of the water front land would make excellent cottage lots with deep waters. There is a second PID # 00557058 included as part of this offer. \*Not Exempt From HST; over and above purchase price.

### Listing Agent

**Bob Harris** C: 902-452-0842 E: bob@homesinnovascotia.com



### Directions

Hwy # 7 to Upper Lakeville Road to Lake Charlotte to the end of the road and take a five minute boat ride to the property from Webber's boat launch. or go to public boat launch pass Upper Lakeville Rd on hwy 7 east across from Webbers Log general store. Contact Bob Harris to arrange viewing.



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**Offices in Bedford and  
Lunenburg, NS**

Interested parties are encouraged to seek independent verification of facts presented herein.

### Property Highlights

**Waterfront:** Yes

**Lot Size:** 231 Acres

**Zoning:** Multi Use

**Assessment:** 34000.00

**Taxes:** 400.00

**Services:**

**Water:**

**Sewer:**

**Driveway:**

Sloping & Terraced with great exposure.  
Waterfront, water views, access to 5  
minutes by boat, sub-dividable...great  
opportunity for a cottage complex project.