



An Exceptional Oceanfront Legacy

177 Corkums Island Road
Corkums Island, Nova Scotia

ENGEL & VÖLKERS®



177 Corkums Island Road, Corkums Island, NS

4 BEDROOMS, 4 BATHROOMS | 3,688 SQ. FT. TLA

3 LOTS | 3.6 ACRES | 500 FT. OF OCEAN FRONTAGE

Set on the coveted shores of Corkums Island, this once-in-a-lifetime offering stands among the coziest of architectural properties on Nova Scotia's South Shore. The main home is country cottage inspired and the second dwelling kissed with a touch of Europe. Just six minutes from the UNESCO World Heritage town of Lunenburg, this remarkable property blends complete privacy, sweeping views of the ever changing Atlantic ocean and surrounding landscape.

Spanning over 3.6 acres across three individually deeded, walk-on waterfront lots, the estate boasts approximately 500 feet of gently sloping shoreline with commanding views across to Masons Point, Lunenburg Bay Battery point Lighthouse. The private, meandering Apple Orchard laneway winds through the old orchard, welcoming you into a setting where nature, tranquility, and total seclusion take centre stage, with no visible neighbours in sight.

The main residence has been fully renovated and thoughtfully upgraded, offering 2 bedrooms, a walk-in closet, flexible living space, and 3 bathrooms. A beautifully appointed kitchen with high-quality appliances anchors the home, while the sunken living room features a wall of picture windows and glass sliders leading to expansive ocean-facing decks designed to capture sunrise views and coastal breezes. Complementing the home is a newly constructed second dwelling of approximately 2,500 sq. ft. Whether it is utilized as a guest accommodations, extended family visits, or a bespoke retreat. It is warm inviting and the views are spectacular.

With no restrictive zoning currently in place, this estate presents extraordinary flexibility for the discerning buyer. Envision additional residences, resort-style amenities such as a pool or tennis court, a private dock, or even a helipad. Surrounded by lush, mature landscaping including rhododendrons, lilacs, and fruit trees, every inch of this property has been designed to celebrate its natural surroundings.

This is South Shore Nova Scotia oceanfront privacy at its finest.



General Property Features & Advantages

- Enjoy total privacy on these properties – no visible neighbours
- Private access to the property via Apple Orchard Lane (no other traffic)
- General Contractor: Risser Construction for new Carriage House in 2023
- Landscaping: Natures Reflections Landscaping Ltd.
- Main House built in 1980 - Total renovation in 2023
- New Carriage House (2 nd dwelling) completed in 2025 – featuring a 2-bedroom suite on second floor.
- Carriage House features 14’ ceiling on ground floor and 18’ vaulted ceiling on second floor
- Build your dream home(s) on either lot 1 or lot 3
- Exterior renovation (new roof, new septic, new siding, new attached double car garage)
- Full interior redesign in 2023 – new kitchen, new dining room, new en-suite for primary bedroom
- New on-demand Cummins 15kw propane generator
- 3 new Fujitsu Mini-Splits in 2023
- New perimeter drain between Main house and Carriage House in 2023
- New Asphalt for driveway and parking areas in 2024
- New deep drilled well (360’) in 2025
- Fully fenced perimeter for entire property (8’ wildlife fence and gate at main entrance)
- Corkums Island is great for walking and cycling
- Calm waters in front of the property are ideal of ocean kayaking or paddle boarding
- An easy 5-minute drive into Lunenburg
- 18 Minutes to Bridgewater for all amenities
- 82 Minutes to Halifax Intl. Airport
- Exempt from the Foreign Buyer Ban
- Option to acquire the estate from a corporation and avoid the additional 10% deed transfer tax

Waterfront

- Over 500 feet of walk on waterfront
- Option to install wharfs on each lot
- Enjoy spectacular sunrises all year round
- Scenic views across to Masons Point, Lunenburg Bay and Battery Point Lighthouse (entrance to Lunenburg Harbour)
- Watch the Bluenose sailing in the bay every day during the summer months
- Enjoy the cruise ships and other large yachts coming and leaving Lunenburg Harbour





Main House Interior Features

- Vaulted ceilings throughout the Main House
- Multiple skylights for natural light
- New high quality vinyl flooring (Karndean – reclaimed Oak) throughout the entire main floor
- 2 bedrooms and 2 bathrooms on main floor
- 1 bedroom and 1 bathroom on lower floor
- New quality staircase leading down to lower floor
- New Foyer area added on to home in 2024 with composite stairs and new metal railings
- Lower floor featuring a 3-piece bathroom with Shower stall
- Flex Room could be an office, craft room or a 3 rd bedroom
- Large storage area below living room
- Laundry and mechanical room with utility sink
- Door to exit from the lower floor straight into the garden areas

Living Area

- Foyer flows to an open concept kitchen, dining and sunken living room with floor-to-ceiling
- Windows that fill the space with natural light
- The sunken living room features a beautiful fireplace with a propane insert
- A sliding door leads out to a large deck that offers ample space for outdoor dining and lounging
- Propane hook-up for Grill
- Main deck offers 3 separate stair areas to the garden and lawn areas.





Primary Bedroom Suite

- Located on the waterfront side of the building, enjoying commanding views across Lunenburg Bay
- Private deck that is accessed via a sliding door
- The large sliding door brings in lot of natural light and the fresh ocean breezes
- Scenes of nature and wildlife with an ocean backdrop
- Primary bedroom featuring a new ensuite with separate water closet, shower stall, double sinks and heated towel rack
- Custom floating double vanity with quartz countertops
- Spacious walk-in shower with custom glass, FIBO wall system and quality hardware

Dedicated Closet for Primary Bedroom

- Third bedroom was recreated into a walk-in wardrobe
- Custom shelving
- Make up vanity
- Built in dresser and shelving
- Storage closet enclave



Kitchen & Dining

- Custom kitchen designed and built by Mother Hubbard's
- Optimized design directs one's attention outwards through the large windows
- Two skylights flooding the kitchen area with lots of natural light
- Quartz countertops kitchen Island with separate utility sink
- Kitchen features a dual fuel range – propane cooktop and electric ovens
- Stainless steel Kitchen Aid appliances
- Undermount lights on upper cabinets

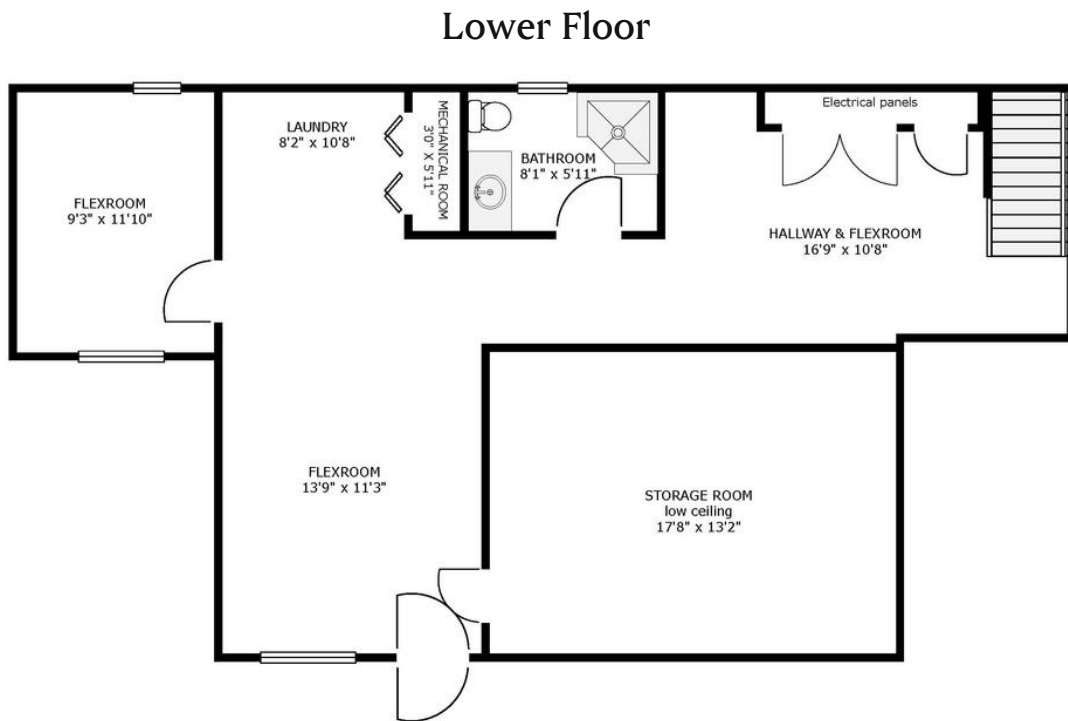
Laundry / Storage

- Laundry located on lower floor featuring large capacity Samsung Washer and Dryer on pedestals
- Ample storage on lower floor
- Easy access to mechanical space where hot water tank and water purification is located
- Second water source (dug well with its own pump as a backup to the drilled well)
- Cabinets that house the main breaker panel and the generator panel

Mechanical Specifications & Heating System

- Primary source of heat is electricity (baseboard, in-wall heaters and 3 ductless Fujitsu mini splits)
- Secondary source of heat is propane (fireplace with powerful ventilation)
- Leased hot water tank uses Propane as fuel and has a rapid recovery rate
- 200 Amp electrical panel – replaced in 2023
- Water treated with a UV Light and Sediment filters – excellent quality monitored by Culligan
- Deep drilled well installed in 2025 providing excellent water
- Dug well with ample water currently as a backup – fully functional but not in use
- Large, engineered septic system was installed in 2023 and upgraded in 2025 to accommodate the new Carriage House (all work done to code [ABLE engineering for the permits / Stonesage Contracting for the installation])
- 4 leased Nova West propane tanks fuel the home and the fireplaces in both buildings





Floor plans are for illustration purposes only. Sizes and Dimensions are approximate. Actual may vary slightly.



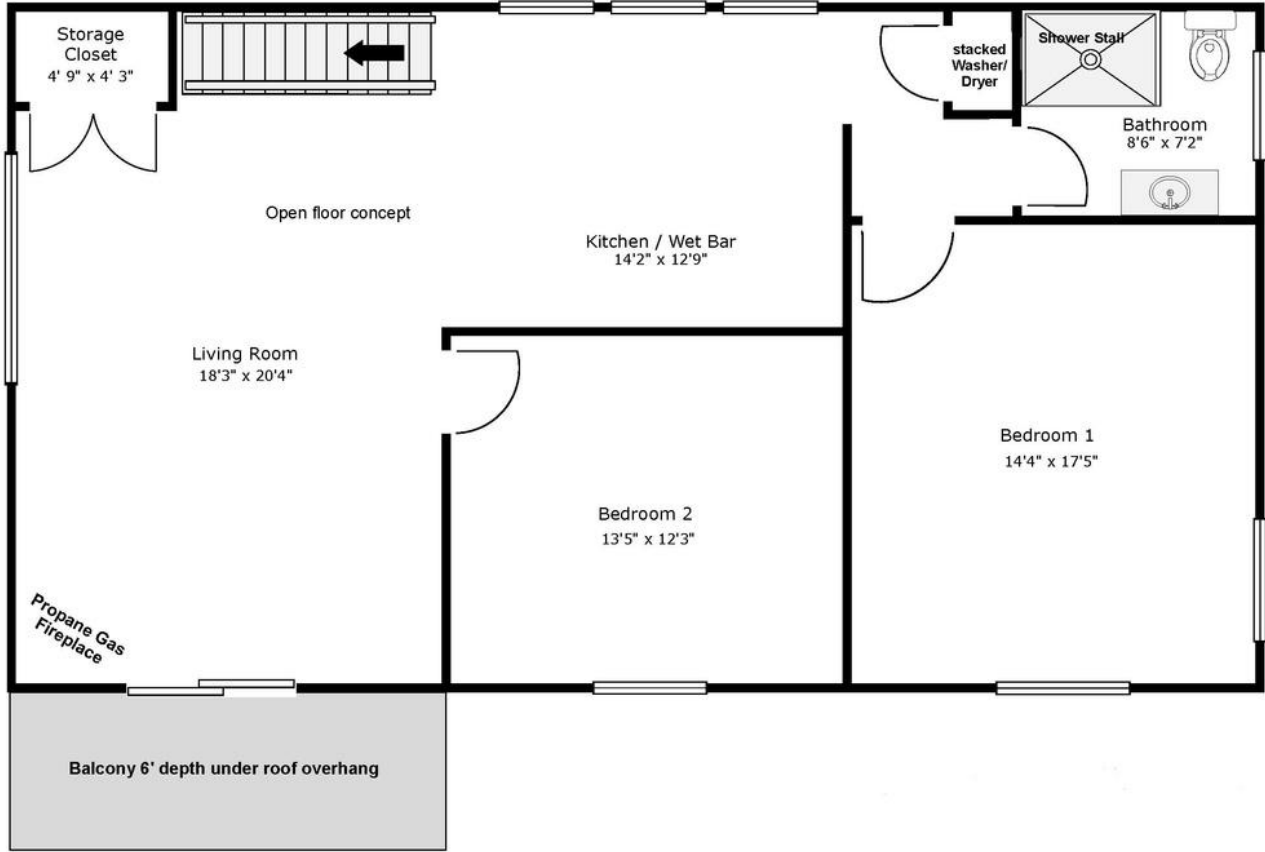


Carriage House with 2 Bedroom Suite

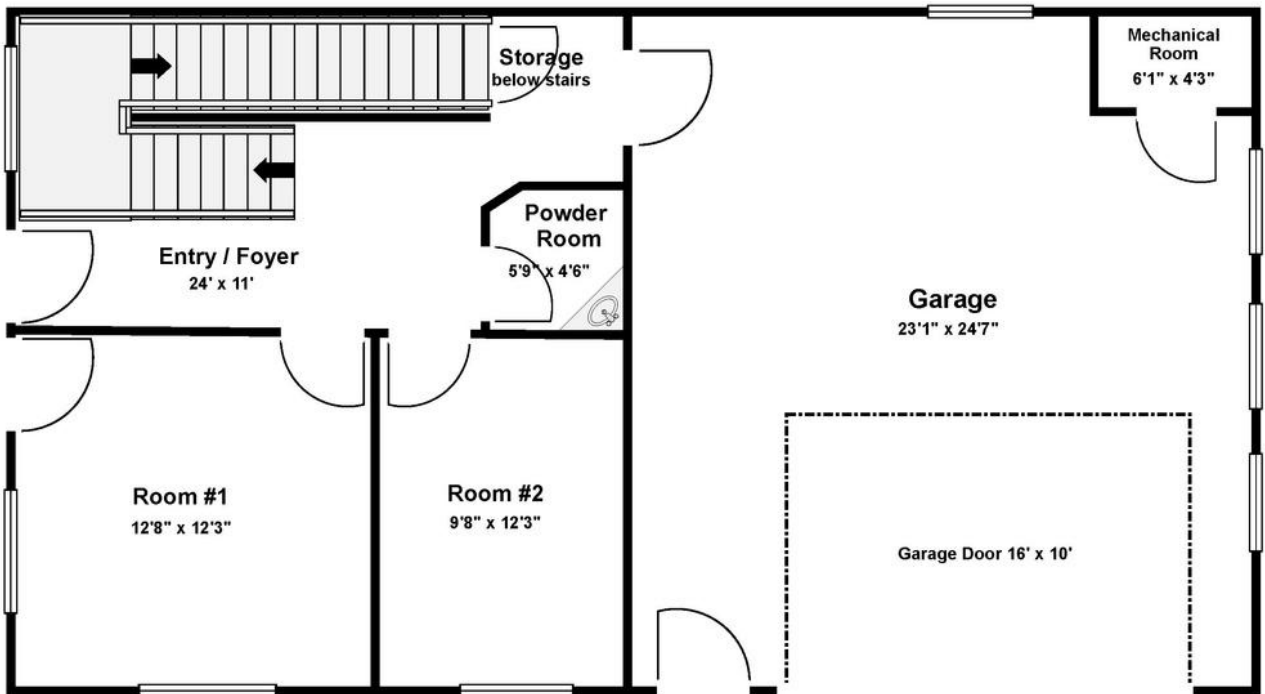
- Large new dwelling completed in 2025 and with final occupancy permit
- Oversized garage with 10' GARAGA electric garage door (with remote)
- Both garages featuring high quality epoxy flooring (completed in 2025)
- Mechanical room housing electric hot water heater
- Separate UV water treatment with Sediment filtration
- 200 Amp service and separate Generator panel
- NUAIR Heat Recovery ventilation
- LUNOS heated air exchangers for garage
- 3 ductless Mini Splits for new building (1 in Garage, 2 upstairs in living areas)
- Powder room (2 piece) on lower floor
- Office room with custom desks on ground floor
- Flex Room with separate entry on ground floor
- Separate entry on North side of building to access living spaces
- Separate entry for Garage next to Garage door
- 14' ceiling height on ground floor in Carriage House
- 18' vaulted ceiling height on upper floor in Carriage House
- 2 large bedrooms on upper floor
- New modern custom kitchen with Silestone countertops and large kitchen island
- Stainless steel appliances in kitchen (2025)
- Stacked washer/dryer in separate closet
- Walk-in Shower in upstairs bathroom (3 piece)
- Large balcony under roof overhang offering commanding unobstructed views across Lunenburg Bay
- Propane fireplace with remote
- 2 extra large ceiling fans with remotes
- Large windows for plenty of natural light on the upper floor



Upper Floor: 48' x 26' footprint | Vaulted Ceiling with up to 15' height



Lower Floor: 48' x 26' footprint | 14'7" Ceiling



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Exterior Grounds

- Super private setting with no visible neighboring properties
- 3 deeded lots (lot 1 vacant, lot 2 developed, lot 3 vacant)
- No Zoning restrictions... bring your ideas and turn them into reality
- Exceptionally maintained and thoughtfully designed – incredible mature Rhododendrons and Lilacs on all 3 lots
- French drains divert water away from the foundations and also protect the septic drain field
- 8' wildlife fence protecting all 3 lots from pesky deer and other critters
- New asphalt was installed in 2025 (driveway, parking areas and in between the 2 dwellings.)
- Each dwelling has its own septic tanks – both with risers and clean out lids.
- New high speed 1GB internet connections installed in “2023”

Building Exterior

- Thoughtful positioning of both homes – affording both buildings with commanding ocean views
- Impeccably maintained
- Trims, gutters & eaves are all new and were installed in 2024 (Main House) and 2025 (Carriage House)
- Vinyl siding and Asphalt roofs are in excellent condition and only a couple of years old

177 Corkums Island Road, Lunenburg, NS

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SCAN TO VIEW THE FULL LISTING

