



*Leaman Murray*  
REAL ESTATE GROUP

**KW SELECT REALTY**  
KELLERWILLIAMS.

**26 Head Ship Harbour Loop**





Are you looking for a spot to break away from every day life.. Enjoy the peace and quiet of the land and the white noise of the River cascades by. Enjoy relaxing in the sun, Swimming or Fishing or take a short drive to Clam Harbour Beach. Electrical has been rewired and updated to 200amp service. No Well or Septic. Composting Toilet and furniture included.

Plenty to do in the community - For the Golfer: Less than an hour away from the Lake Loon Golf Centre and the Airline Golf Club which has a history dating back to the 1960s. - For the Sailor: Less than 30 minutes to Petpeswick Yacht Club which promotes water-based sports and recreational sailing, opportunities for the whole family. - For the Swimmer/Beacher: nearby many beaches and lakes that are all within 20 Mins such as Clam Harbour Beach Provincial Park, Power Shore Beach, and Stoney Beach just to name a few.





This property is private but also nearby main amenities like restaurants, grocery stores, gas stations, pharmacies, and more. Less than 30 minutes away from Twin Oaks Memorial Hospital, an hour away from Dartmouth Crossing, Downtown Halifax, and Halifax Stanfield International Airport. A great find for someone looking to get away from the hustle and bustle of the city. Book your private viewing today!

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LeamanMurray.ca



# 26 Head Ship Harbour Loop

Lake Charlotte, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

## SCHOOLS

With so many assigned public schools near this home, your kids can thrive in the neighbourhood.



### Oyster Pond Academy

Designated Catchment School

Grades PK to 9

10583 Hwy 7

### Eastern Shore District High School

Designated Catchment School

Grades 10 to 12

35 West Petpeswick Rd

### École Des Beaux-Marais

Designated Catchment School

Grades PK to 9

5261 Nova Scotia Trunk 7

### École Du Carrefour

Designated Catchment School

Grades 6 to 12

201 Portage Ave

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 21.48km.



### Twin Oaks Memorial Hospital

7704 7 Highway



### Fire Station

15750 Nova Scotia Trunk 7



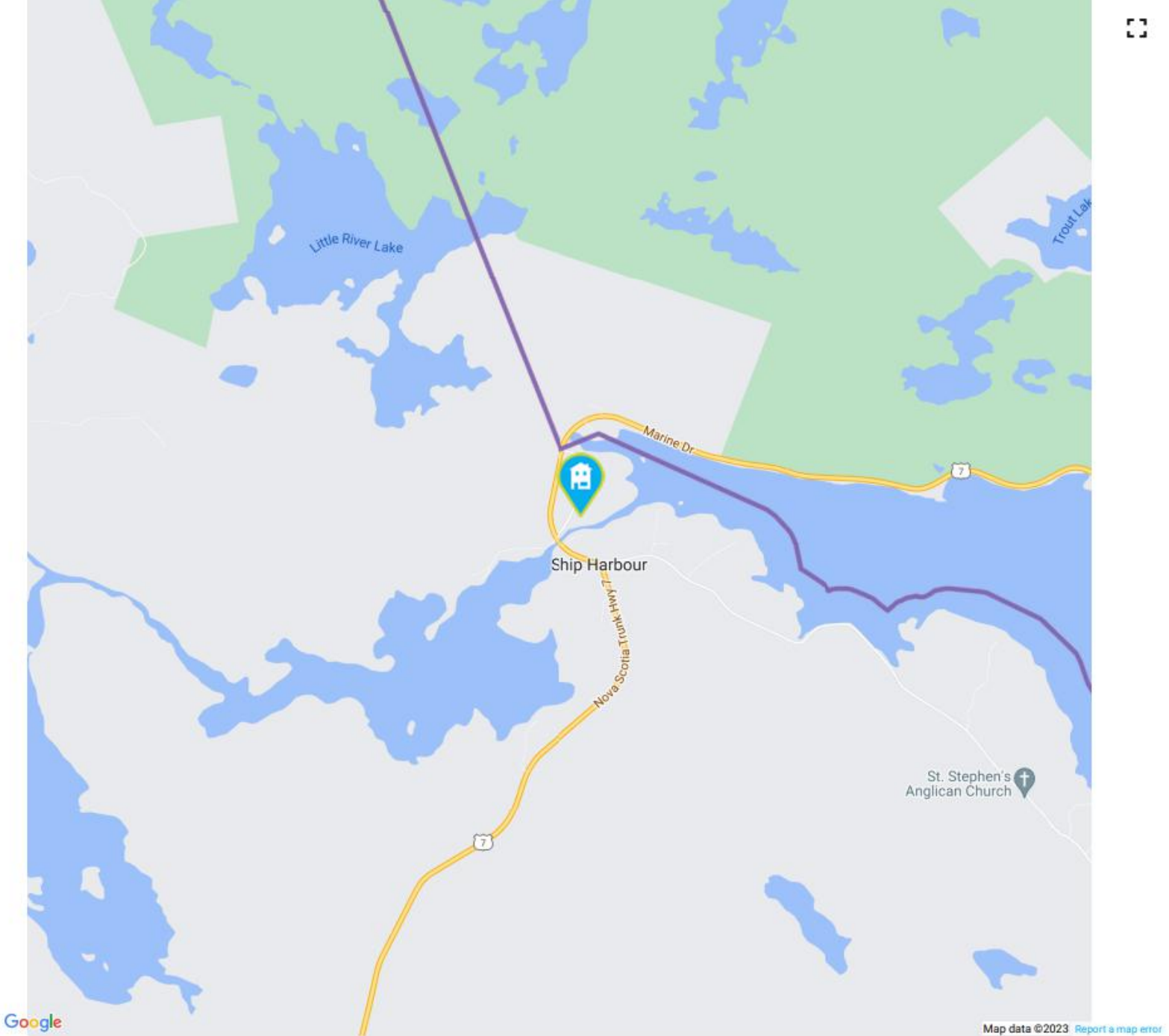
### Police Station

7929 Nova Scotia Trunk 7

# HoodQ

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- |                                                                                                                |                                                                                                            |                                                                                                          |                                                                                             |                                                                                              |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  Elementary Schools         |  Middle Schools         |  High Schools         |  Transit |  Safety |
|  Elementary Attendance Zone |  Middle Attendance Zone |  High Attendance Zone |  Parks   |                                                                                              |

# HoodQ

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## Brief History of Lake Charlotte

Lake Charlotte, also known as Lac Charlotte (French) is a lake for which the community is named, is a relatively deep lake by Nova Scotian standards. Reaching a maximum depth of 48 meters in the deepest point, and with many areas of the north half featuring depths in excess of 20 meters, it is deeper than Kejimikujik Lake, Nova Scotia's largest natural lake, and Lake Ainslie, Nova Scotia's second largest lake. The lake is popular with recreational boaters, as well, during the summer months.

There is 750 hectares (1,900 acres) provincial park reserve at Lake Charlotte that offers backcountry hiking and camping, carry-in and boat launch potential and winter recreation. It was acquired by the Province of Nova Scotia in the mid-1970s as part of its commitment to establish an Eastern Shore Seaside Park System. There is also a Memory Lane Heritage Village Museum in Lake Charlotte.



Price \$65,000  
Status ACTIVE



Schedule a Showing

MLS # 202305323  
PID # 00607697 PID #2  
PID #3 PID #4  
Total Lot Size SqFt 16384.9 Approx Acres 0.38

Address 26 Head Ship Harbour Loop  
Community Ship Harbour NS B0J 1Y0  
Legal Description 26 HEAD SHIP HARBOUR LOOP LOT RH-M SHIP HARBOUR DWELLING

Lot Size Road Public  
Waterfront No  
Water Frontage Type  
Water Access/View  
Square Footage (MLA) 602 /  
Total Fin SqFt (TLA) 602  
Building Dimensions 22.9x26.6  
Zoning MU Title to Land Freehold  
Type Cottage / Rec. Style Detached  
Bldg Style 1 Level  
New Construction N Constr. Status

District 35-Halifax County East  
Sub-District 35-A  
Elementary Oyster Pond Academy  
Middle/Jr Oyster Pond Academy  
High Eastern Shore District High School  
Fr Imm  
Fr Imm Mid Oyster Pond Academy  
Fr Imm High Eastern Shore District High School  
Other

Add'l Virt Tour 1 URL

Closing Date  
Possession Negotiable  
Price

**Property Overview** Are you looking for a spot to break away from every day life.. Enjoy the peace and quiet of the land and the white noise of the River cascades by. Enjoy relaxing in the sun, Swimming or Fishing or take a short drive to Clam Harbour Beach. Electrical has been rewired and updated to 200amp service. No Well or Septic. Composting Toilet and furniture included. Book your private viewing today.

EnerGuide Rating?  
EnerGuide Rating (GJ/Year)  
Date EnerGuide Obtained  
Property Size Under 0.5 Acres  
Land Features Wooded/Treed

Water Other  
Sewage Other  
Utilities Electricity

Heat/Cool None  
Fuel Type None  
Flooring Ceramic, Linoleum, Softwood  
Appliances Range, Refrigerator  
Rental Equip. None  
Features

Exterior Wood Shingles  
Roof Asphalt Shingle  
Foundation None  
Basement None  
Driveway/Pkg Dirt  
Garage None  
Structures  
Community Features

Inclusions Furniture/Dishes  
Exclusions Personal Items

Directions to Property #7 to Musquodoboit Hbr, to Head ship Harbour Loop to private laneway on the right, to Civic

AG Bedrm 2 BG 0 # Bdrm 2  
F Baths 0 H Baths 0 T Baths 0  
Master On Main Floor? Yes  
Building Age Yr Built Yr Built Unknown Y

Sign Yes HST (PEI)  
HST (NSAR) Exempt from HST  
Migrated Yes PDS Yes  
Rental Income No

Garage No  
Details  
Restr/Prot Covenants No

| Floor      | Room        | Size      |
|------------|-------------|-----------|
| Main Floor | Kitchen     | 11.5x10.2 |
| Main Floor | Living Room | 14.6x11.8 |
| Main Floor | Mud Room    | 10.10x6.9 |
| Main Floor | OTHER       | 10.0x9.6  |
| Main Floor | OTHER       | 11.1x11.1 |
|            |             |           |
|            |             |           |

| Floor | Room | Size |
|-------|------|------|
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| Floor | Room | Size |
|-------|------|------|
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|       |      |      |
|       |      |      |

Monthly Condo Fee Fee Includes Pet Friendly Plus Den Y/N No. of Parking Spaces

Betterment Charges Fees Fees

Listing Office Keller Williams Select Realty



Your *Dreams* Are Within Reach



We are Rated the #1 Best Real Estate Agents in Halifax on Yelp.ca

Check out our Client Reviews on Facebook, Yelp & LeamanMurray.ca

(\*information based on MLS and Leaman Murray Statistics 2018, and Yelp.ca 10 Best Realtors in Halifax, Feb 4, 2019.  
Not intended to solicit people or properties currently under contract.