



Offering Two Exceptional Land Portfolios

Each of these parcels is a gem in its own right, assembled over the years by a discerning collector, with a passion for Nova Scotia ocean frontage. Every property in these portfolios comes with recent surveys, flawless titles, and in most cases substantial improvements (new roads, land clearing, etc) by the proprietor.

**Times have changed....
These portfolios must be sold!**

Portfolio #1

Jones Harbour - Shelburne County \$268,000
Round Bay - Shelburne County \$395,000
Round Bay - Shelburne County \$149,000
Ingomar Peninsula - Shelburne County \$29,000
West Green Harbour - Shelburne County \$199,000
Sandy Point - Shelburne County \$149,000
Sandy Point - Shelburne County \$139,000
\$1,328,000 Make and Offer!

Portfolio #2

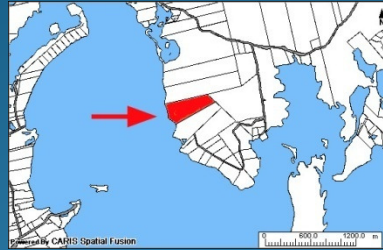
Digby Neck - Bay of Fundy - Digby County \$495,000
East Ragged Island - Shelburne County \$129,000
Morris Island - Yarmouth County \$90,000

\$714,000

Represented by Roger Dial, Coastal Winds Realty
& Nova Scotia Property Finders (902) 277-0593

Jones Harbour - Shelburne County \$268,000

30 Acres with 1,031' of pristine white cobble beach front. West facing across Sable River Bay with beautiful views of Louis Head and the open ocean. Partially cleared spruce forest, with good elevations for building, but easy access to the beach across the whole frontage.



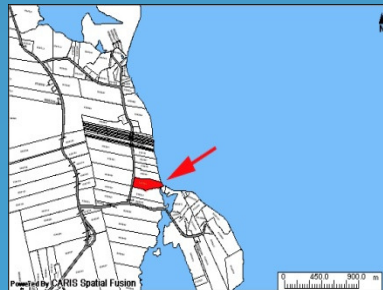
Round Bay – Shelburne County \$395,000

13.6 Acres with 910' of bold cobble stone ocean frontage, situated adjacent to the wide sweeping sand beach at Round Bay. This old homestead-by-the-sea is mostly cleared and now accessed by a fine new road, masterfully curved for maximum privacy. Round Bay is noted for its “civilized” summer residential community.



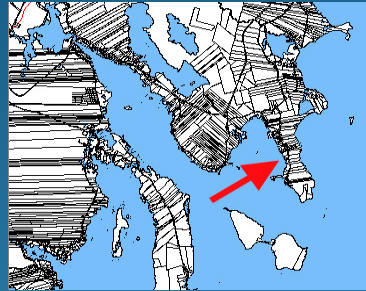
Round Bay - Shelburne County \$149,000

7.5 Acres with 187' of cobble stone beach, plus direct access to the adjacent saltwater pond. The land has been sensitively cleared to provide picturesque vistas in the foreground and total privacy. Old fieldstone walls and century+ foundations of earlier inhabitation lend additional character to this parcel.



Ingomar Peninsula – Shelburne County \$29,000

One acre with 100' of rocky beach frontage on the bold shores of the Ingomar Peninsula. Westerly views over Cape Negro and the open Atlantic. Partially cleared with good building elevation.



West Green Harbour – Shelburne County \$199,000

5+ acres with 793' of bold ocean frontage featuring a massive roller stone beach and salt water pond. The land is cleared and level with broad picturesque vistas in every direction. Right-of-way entrance off the dead-end paved road provides maximum privacy.



PLUS !

Two more lovely oceanfront parcels situated at Sandy Point on the entrance passage to Shelburne harbour:

- * 8.5 Acres with 567' of beach frontage \$149,000
- * 7 Acres with 308' of beach frontage \$139,000

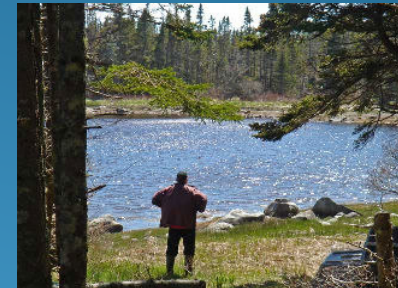
Digby Neck - Bay of Fundy – Digby County \$495,000

210 Acres with 3,021' of amazing volcanic ledge frontage, combining the virtues of bold crashing surf and easy accessibility to the water. The land rises in tiered elevations with spectacular views over the Bay of Fundy as well as St. Mary's Bay to the east. Grandfathered for a private subdivision road.



East Ragged Island – Shelburne County \$129,000

30 Acres with 816' of gentle sand & gravel frontage on a huge sandy-bottomed inlet...all protected from the crashing surf by a massive seawall of roller stones. A marvellous place for children to swim and sail, and their elders to meditate on the serenity of nature.



Morris Island – Yarmouth County \$90,000

6.2 acres with 343' of gravel beach frontage on picturesque La Grande Passe (bridged) Island. Composed of two gently elevated parcels, on a quiet paved road just a short walk to the lobster boats tied up at the community wharf.

