

Beautiful St. Mary's Development

7 secluded waterfront lots in a quiet and peaceful setting with plenty of privacy. Most lots provide easy water access and deep water anchorage, which is very rare to find. Take advantage of southwest exposure with spectacular sunsets.



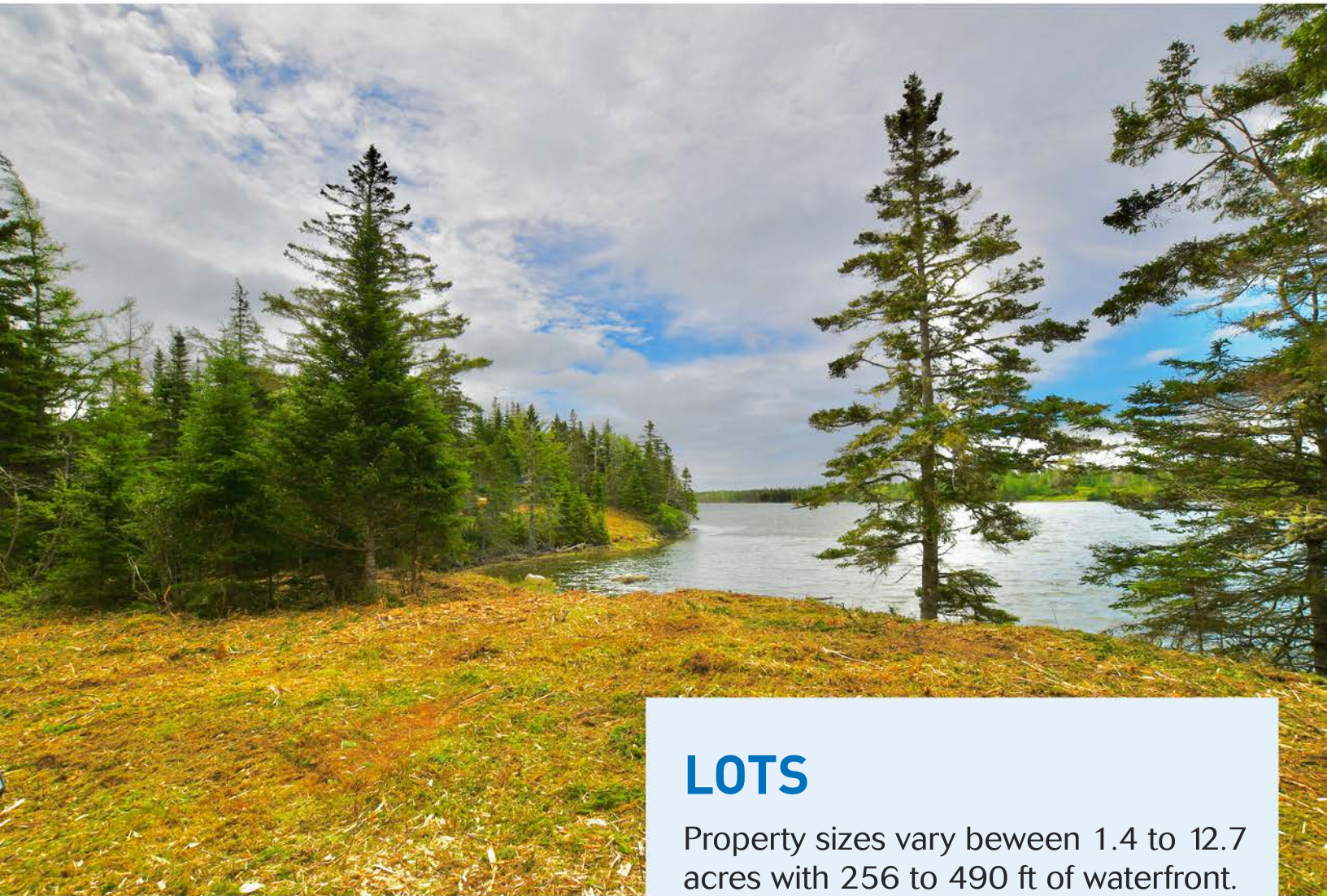
St. Mary's
Development



LOCATION

St. Mary's Development is located along the scenic Eastern Shore close to the mouth of one of the best known salmon rivers in Nova Scotia, the St. Mary's River. This development is nestled between the deep waters of St. Mary's River and a lightly travelled road that goes along the Atlantic Coast.

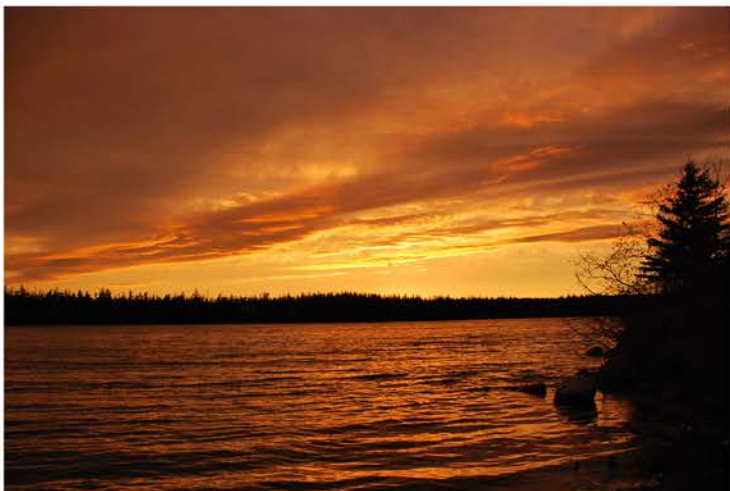
The popular Historic Sherbrooke Village, which offers all amenities, is less than 10 min away. The town of Antigonish, home of popular St. Francis Xavier University, is a 40 min drive and Halifax Intl. Airport is 2.5 hours away.




LOTS

Property sizes vary between 1.4 to 12.7 acres with 256 to 490 ft of waterfront. Lots 4 to 7 slope gently to the water while lots 1 to 3 sit higher above. A private wharf could easily be installed in front of each property. Each property offers at least one unique building site with astonishing views over the river.

All lots are approved for single residential homes and cottages. Some protective covenants apply in order to maintain the positive character of this development.



An aerial photograph showing a wide, calm river flowing through a dense forest. The river is the central focus, with a rocky shoreline on the right side. The forest is lush green, and the sky is blue with some light clouds.

Seals swim upstream along the property trying to catch **salmon, trout** and other fish while herons stand close to the shoreline waiting for their share and **bald eagles** observe the waters from above.

St. Mary's Development provides the wide tidal end of famous St. Mary's river with quick boating access to the Atlantic. It is a true paradise for all kinds of activities in- and on the water like canoeing, sailing, boating, fishing, diving etc.

Watch local fishermen set lobster traps each year in May and June off the nearby Sonora wharf. A worldwide unique and very exciting Whale Sanctuary is just being established 15 min. away at Port Hilford beach.

Come Visit **St. Mary's Development**
and see for yourself.

We would love to show you around.

Contact us
and we will be happy to assist anywhere from
purchasing your favorite property to building your dream
home.

Water and View Estates Development Ltd.
75 Lighthouse Road
Cape George Point, NS
B2G 2L2 · Canada

Cell: +1 902 870 0291

info@waterandviewestates.com
www.waterandviewestates.com