

\$269,000 - PEMBROKE Road

Listing ID: 201625653

\$269,000

Vacant Land

PEMBROKE Road, Gaspereau, Prince Edward Island, C0A1R0

Waterfront acreage on the South Shore with over 4,000 ft. of shore frontage on beautiful St. Mary's Bay, home of Panmure Island. The 90 acres are surveyed and comes with 20 approved Lots, ready for development. Lot sizes range from 1.25 up to 2.05 acres and all but 2 have the water in front and green privacy behind. The proposed subdivision has a shore front buffer zone to protect the environment, a 66 ft. private road "Clearwater Bay Lane", two 50 ft. wide right of way footpaths to the beach, and 30+ acres of green space. Access to Clearwater Bay Lane is from well-maintained year-round Pembroke Road, the route to the beautiful beaches of Panmure Island around the corner. Salt water ocean St. Mary's Bay is well-known for boating/ fishing/ water sports and leads to the warm waters of the Northumberland Strait between PEI and the mainland. This is a very rare and unique waterfront/water view opportunity with soft sandy beach and South-West exposure, minutes from the Town of Montague for all amenities.



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