Imagine Life at the Lake Everyday!

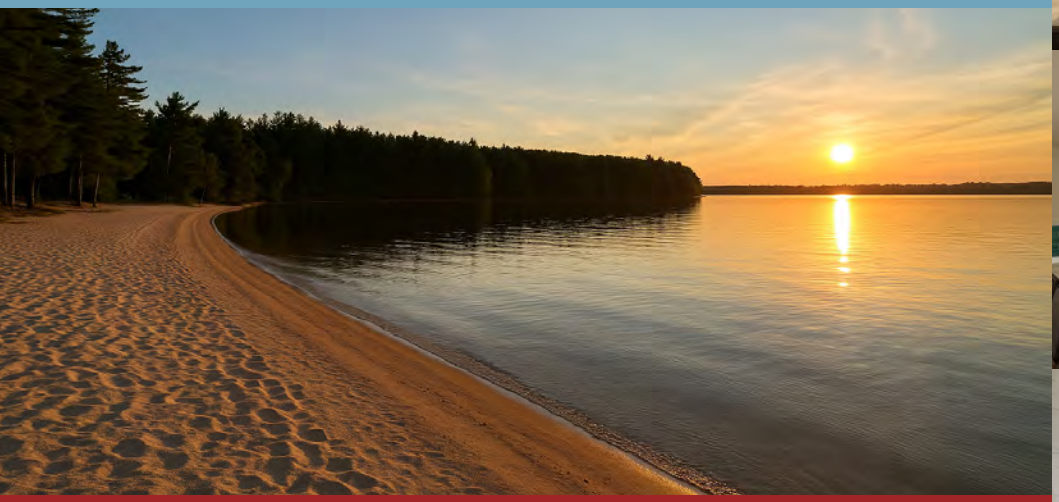
Beautifully situated, large lot boasting exclusive Old Sweetland Beach on the shores of Lake Mushamush on Nova Scotia's South Shore.

THE AURORA $599,999

Turn-key, Lot 36
Living space 1540 sq. ft

Lot #36 is a turn-key package which includes the lot price along with everything completely in place and ready to move in. It is designed for those who appreciate both elegance and ease. Imagine a life where you have exclusive access to Old Sweetland Beach, a secluded gem offering a serene escape from the everyday hustle. This private beach is perfect for morning strolls, family picnics, or simply unwinding with the gentle sound of the waves.

**Pricing as of June 2025. Taxes extra.*



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3sdevelopments.com/sweetland-estates

Specifications Included

This is your opportunity to own a slice of paradise at Lot #36, a turn-key package designed for those who appreciate both elegance and ease.

- lot 36 price included
- private access to Old Sweetland Beach
- 3-bedroom, 2 bath
- well & septic
- metal roof
- custom shower
- open concept living/kitchen/dining
- appliances *(fridge, stove, dishwasher, washer & dryer)*
- large covered porch
- exposed aggregate concrete deck
- cold climate heat pumps
- high efficiency spray foam insulation
- driveway

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THE AURORA - LOT 36 - FLOOR PLAN

The Aurora on Lot 36 in Sweetland Estates presents a harmonious blend of modern elegance and functional design.

This meticulously crafted floor plan features three spacious bedrooms, each with ample closet space and large windows that invite an abundance of natural light. The open-concept living area seamlessly integrates the kitchen, dining, and family room, creating an inviting space perfect for entertaining or enjoying quiet family evenings.

The kitchen, a culinary enthusiast's dream, boasting a generous island for both meal preparation and casual dining. A walk-in closet feature and beautiful master bath offer a beautiful and relaxing place to wind down. An expansive patio extends the living space outdoors, ideal for alfresco dining and enjoying the serene surroundings of Sweetland Estates.

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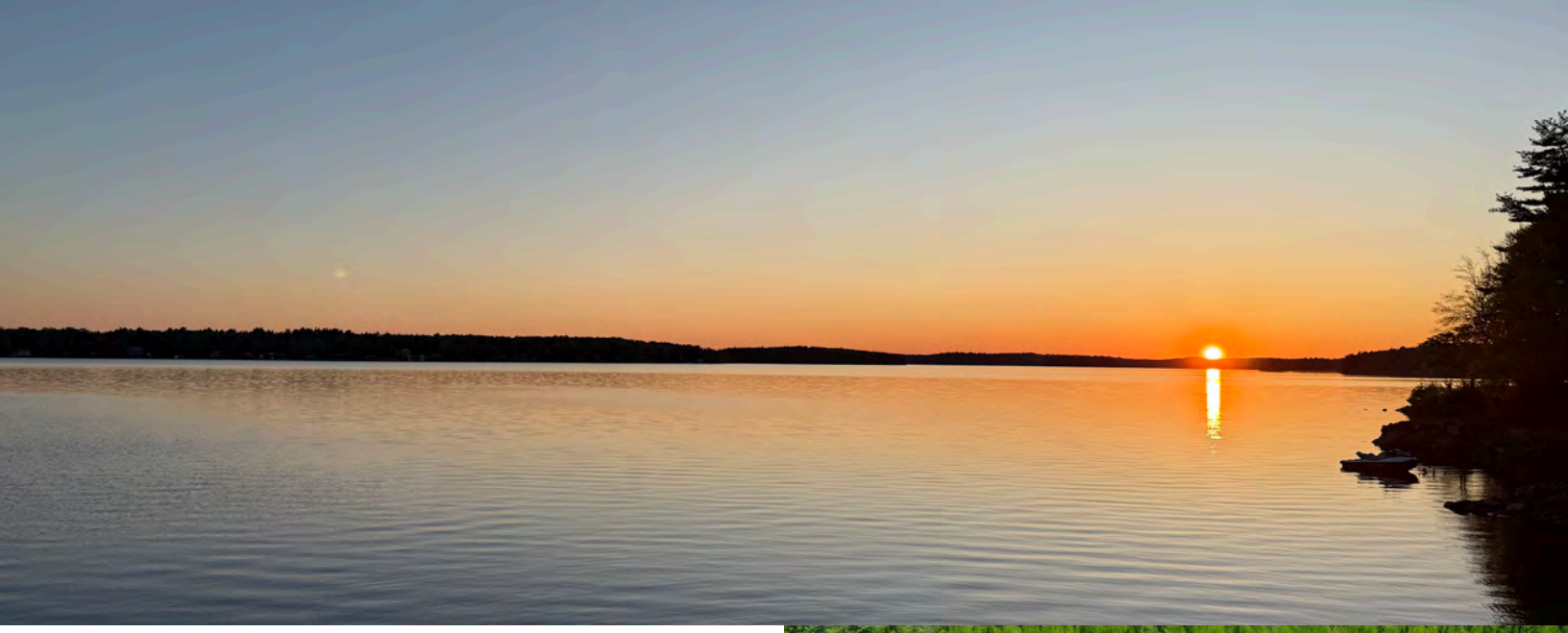
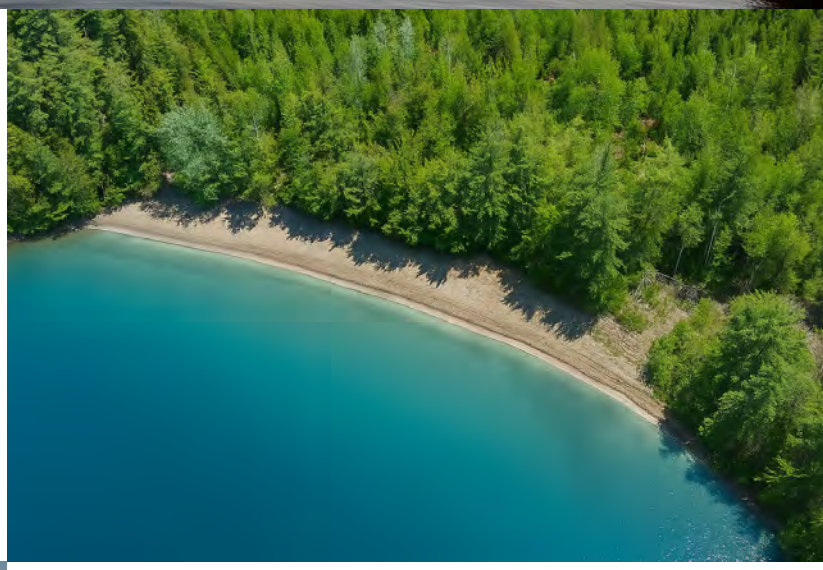
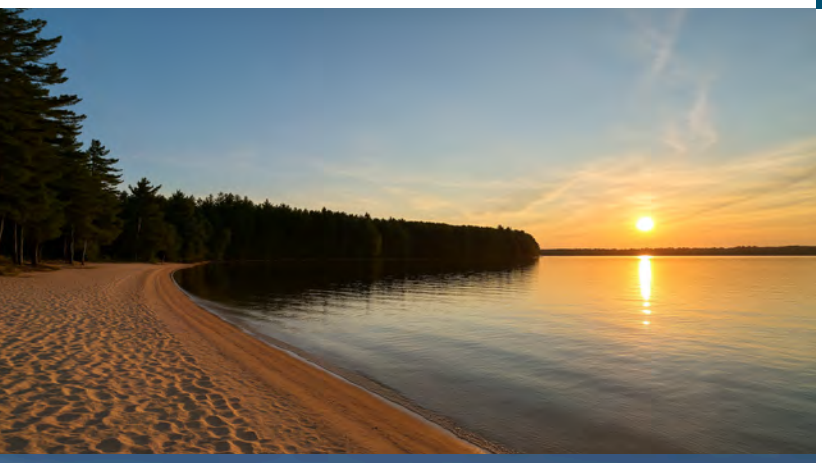
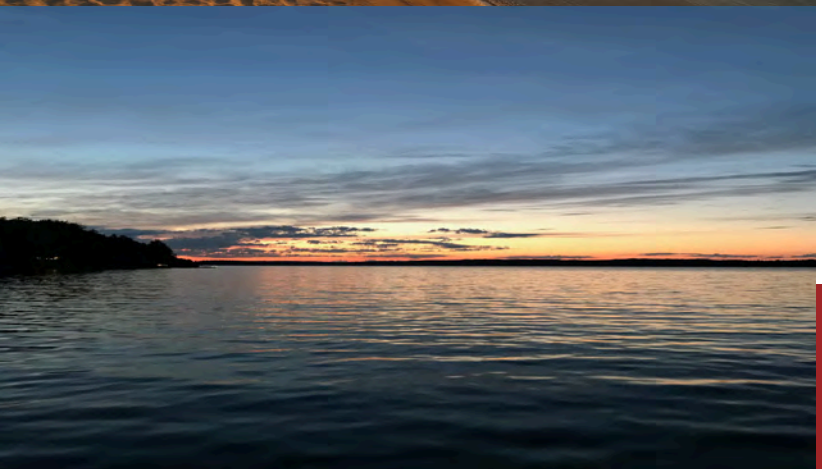


Enjoy Exclusive Access to Old Sweetland Beach

As a member of the Sweetland Estates community, you are granted exclusive access to the secluded haven of Old Sweetland Beach. This tranquil oasis offers an idyllic escape from the relentless pace of everyday life, allowing you to immerse yourself in the natural beauty and serenity of your surroundings. Imagine starting your day with a peaceful morning stroll along the shoreline. Whether you're seeking a quiet spot for family picnics or a place to unwind with a good book, Old Sweetland Beach provides the perfect setting.







A Private & Peaceful Oasis

Old Sweetland Beach spans just over 150 meters, offering a gradual slope into the water, ensuring easy and safe access for all ages. The shallower depths near the shore create a secure environment for swimmers, making it an ideal spot for families to enjoy the water with peace of mind. Additionally, these gentle slopes facilitate the launch of kayaks, jet skis, and other smaller recreational watercraft.

Old Sweetland Beach is not just a beach; it is a gateway to a lifestyle of relaxation and enjoyment that only Sweetland Estates members can experience. Whether you're a nature lover, an adventure seeker, or someone who simply appreciates the finer things in life, Old Sweetland Beach is a testament to the exceptional lifestyle that Sweetland Estates offers its community members.

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Exploring and living on the South Shore

The South Shore of Nova Scotia offers a wonderful blend of natural beauty, cultural heritage, and vibrant community events. One of the standout features of the area is its proximity to Mahone Bay, a charming town renowned for its annual festivals and artisan shops.

Just a short drive from Sweetland Estates lies the historic town of Lunenburg, a designated UNESCO World Heritage Site. Known for its colourful waterfront buildings and rich maritime history, Lunenburg offers a glimpse into the past with its well-preserved architecture and informative museums. Visitors can take a stroll through the town's scenic streets lined with unique shops and eateries.

For those who prefer to explore nature, the surrounding area boasts an abundance of beautiful beaches and hiking trails. Crescent Beach, with its long stretch of sandy shoreline, is perfect for sunbathing, swimming, or a leisurely walk - or even drive if the tides are . Whether you're an avid hiker or just looking for a peaceful spot to relax by the ocean, the natural attractions near Sweetland Estates provide ample opportunities.

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SWEETLAND ESTATES

Enjoy life at the lake, every day.

LOT SIZES AND PRICING

Lot 1	*1.23 acres*	$55,000
Lot 2	*1.20 acres*	$55,000
Lot 3	*2.09 acres*	$60,000
Lot 4	*1.04 acres*	$75,000
Lot 5	*1.03 acres*	$75,000
Lot 6	*1.01 acres*	$75,000
Lot 7	*1 acre*	$150,000
Lot 8	*1.21 acres*	$150,000
Lot 9	*1.28 acres*	$150,000
Lot 10	*1.29 acres*	$150,000
Lot 11	*1.51 acres*	$150,000
Lot 12	*1.80 acres*	$150,000
Lot 13	*1.93 acres*	$80,000
Lot 14	*3.04 acres*	$80,000
Lot 15	*1.62 acres*	$80,000
Lot 16	*3.06 acres*	$175,000
Lot 17	*1.58 acres*	$175,000
Lot 18	*1.57 acres*	$175,000
Lot 19	*1.57 acres*	$175,000
Lot 20	*1.57 acres*	$175,000
Lot 21	*1.69 acres*	***SOLD***
Lot 22	*4.29 acres*	***SOLD***
Lot 23	*1.68 acres*	$300,000
Lot 24	*1.69 acres*	$300,000
Lot 25	*1.69 acres*	$300,000
Lot 26	*1.68 acres*	$300,000
Lot 27	*1.58 acres*	$300,000
Lot 28	*1.30 acres*	$125,000
Lot 29	*1.06 acres*	$200,000
Lot 30	*1.36 acres*	$350,000
Lot 31	*1.07 acres*	$350,000
Lot 32	*1.15 acres*	***SOLD***
Lot 33	*1.14 acres*	$350,000
Lot 34	*1.25 acres*	$350,000
Lot 35	*1.15 acres*	$95,000
Lot 36	*1.09 acres*	$85,000
Lot 37	*1.11 acres*	$75,000
Lot 38	*2.20 acres*	$60,000
Lot 39	*2.09 acres*	$60,000
Lot 40	*2.53 acres*	$60,000
Lot 41	*3.03acres*	$60,000

Minor adjustments may occur on finalized lots.
Listed prices do not include HST.

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