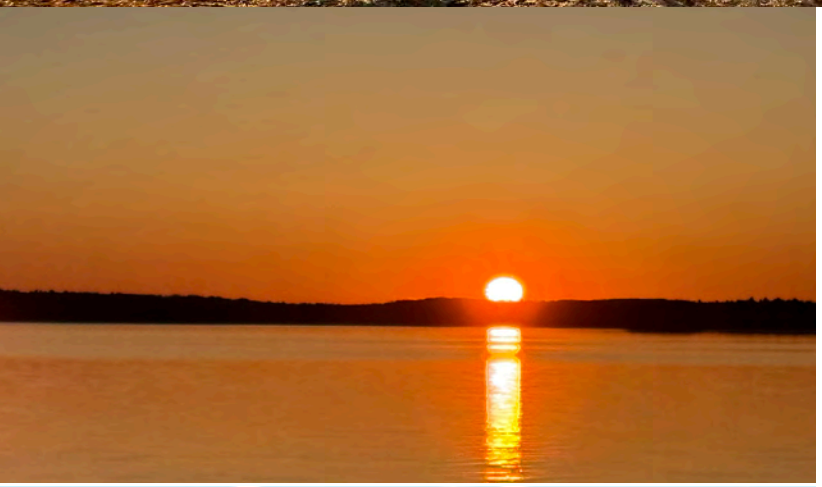
# Enjoy Life at the Lake Everyday!

Beautifully situated, large lots with exlusive access to Old Sweetland Beach along the shores of Lake Mushamush on Nova Scotia's South Shore.



## WELCOME TO SWEETLAND ESTATES

Enjoy the charm of Old Sweetland Beach, a secluded gem tucked within Sweetland Estates. This private beach offers you and your neighbours an exclusive, relaxing haven right at your doorstep.

Whether you seek a serene retreat or a vibrant community hub, this development promises to deliver a seamless blend of tranquility and sophistication. The development's condo corporation offers peace of mind, taking care of road maintenance and upkeep along with snow removal in the winter months.

Enjoy life on the lake – boating, kayaking and paddle boarding or just relax on the beach and enjoy a swim when the weather is warm. Explore one of the many nearby trails, perfect for hikes, ATVs or snowmobiles. A perfect location for outdoor enthusiasts with so much to do in every season.

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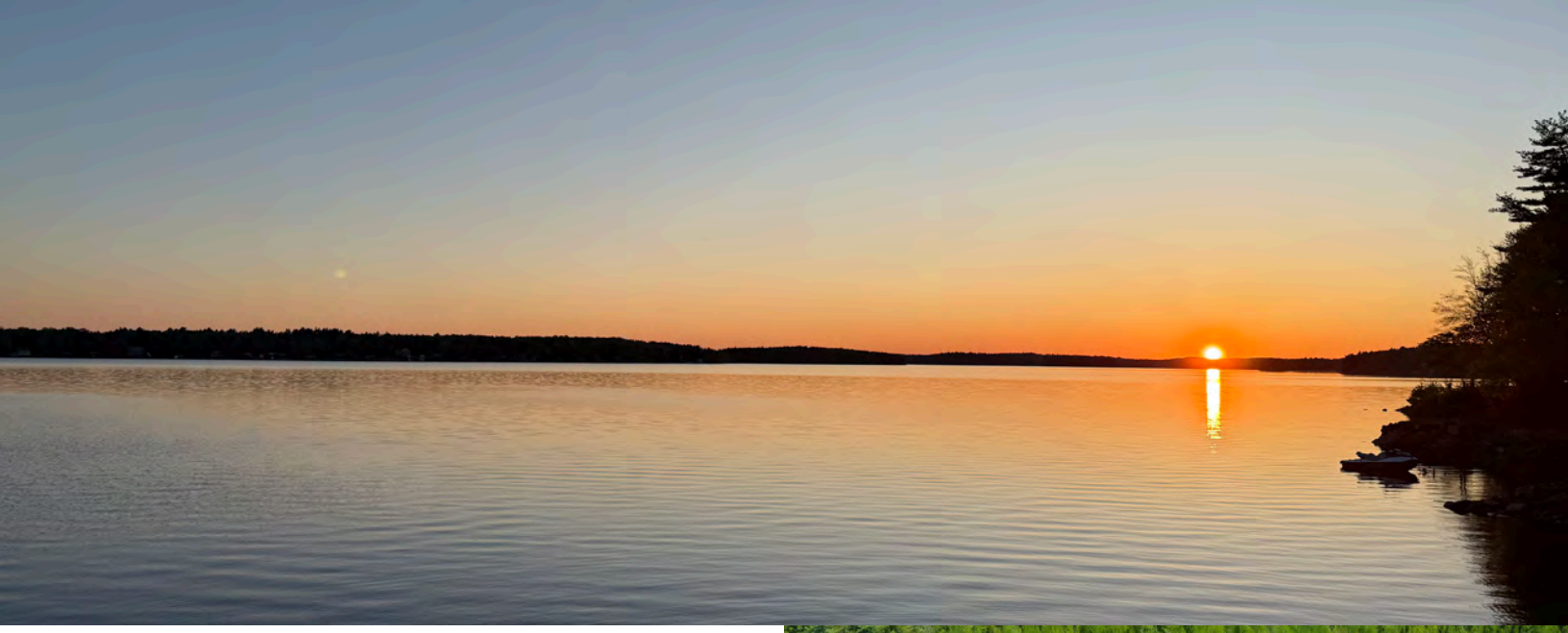
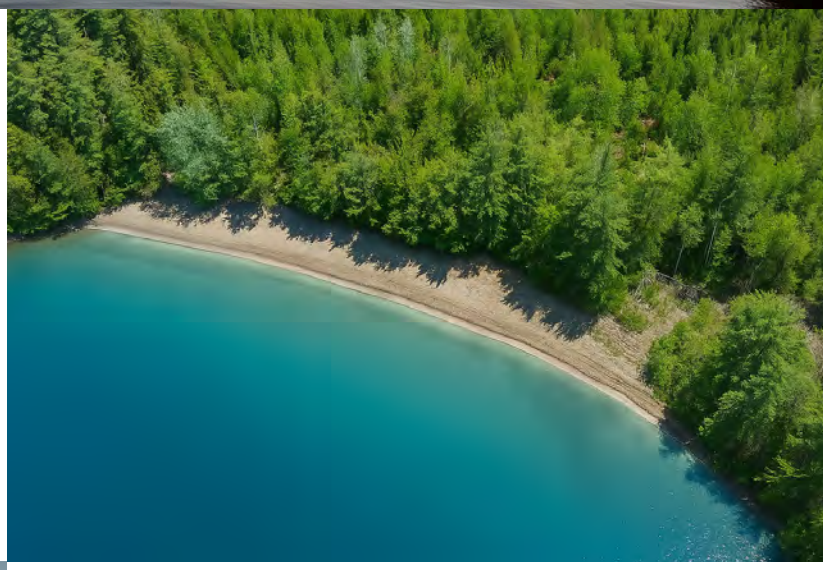
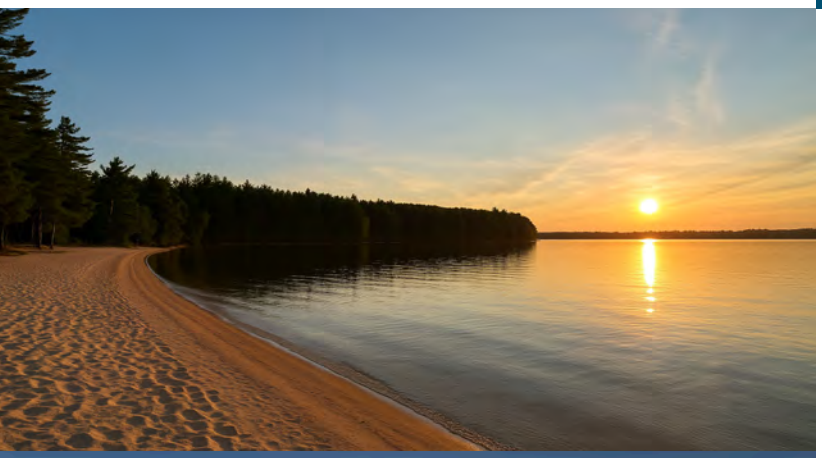


## Enjoy Exclusive Access to Old Sweetland Beach

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 120 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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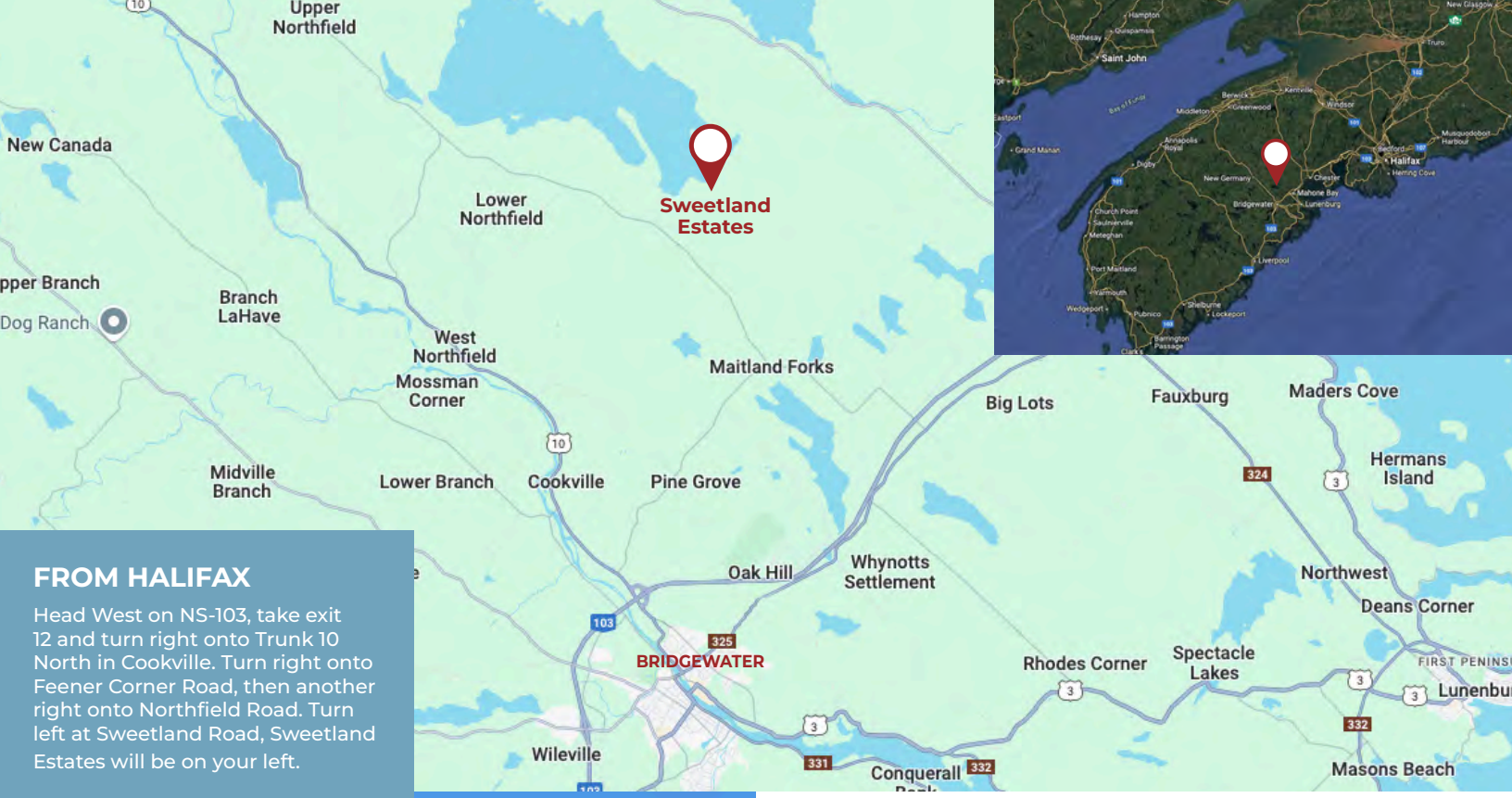


## FROM HALIFAX

Head West on NS-103, take exit 12 and turn right onto Trunk 10 North in Cookville. Turn right onto Feener Corner Road, then another right onto Northfield Road. Turn left at Sweetland Road, Sweetland Estates will be on your left.

## FROM YARMOUTH

Head East on NS-103, take exit 12 and turn left onto Trunk 10 North in Cookville. Turn right onto Feener Corner Road, then another right onto Northfield Road. Turn left at Sweetland Road, Sweetland Estates will be on your left.

# A new beacon of lakeside development in the region

This ambitious project promises to redefine lakeside living, blending natural beauty with modern convenience. Situated amidst lush landscapes and overlooking a tranquil lake, Sweetland Estates aims to harmonize luxury with sustainability, offering a range of residential options designed to cater to diverse lifestyles.

With a commitment to preserving the area's rich heritage and environmental integrity, Sweetland Estates is poised to become a model for responsible development. Whether you seek a serene retreat or a vibrant community hub, this development promises to deliver a seamless blend of tranquility and sophistication.

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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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# LOT DIMENSIONS AND ACREAGE

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