



INCREDIBLE OCEAN FRONT CAMPGROUND	
Price: \$1,272,000	MLS® #: 05189261
Status: Active	PAN #: 03256537
	File #: 200958662
Legal Descr.: Address: 4405 SHORE ROAD WEST RD City: PARKERS COVE, B0P 1K0	
Side of Road: Lot Size +/-: 14.15 ACRES	District: DIANN
Water Frontage: Above Grade Sq.Ft. (MLA): 2,500	Sub-Dist: V4
Total Fin. Sq.Ft. (TLA): 2,500	Zoning: COMMERCIAL
Out.Dim.:	
List.Date: 22-MAR-2011	Possession: NEGOTIABLE

Directions Parker's Cove to 4405 Shore Road West.
Show.Instr. Contact LBO.

Type: Recreational	Heating: Electric	Exterior:
Sale/lease:	Fire Protection:	Driveway: Gravel
Title to Land: Freehold	Utilities: Electrical, Well, Septic, Other	Construction:
Site Influence: Shopping Nearby, Treed, Public Parking	Rental Equipm.:	Internal Features:
	Documents:	Roof: Asphalt Shingle
		Floor:

Inclusions All tools, maintenance and service equipment to operate campground.
Exclusions
Remarks Located on the Bay of Fundy in the quaint and tranquil village of Parkers Cove, just 10 minutes from Annapolis Royal is 'The Cove Oceanfront Campground'. This is a premium campground with wonderful views and first-rate sites. The grounds, buildings and layout of the facility and their operation are of the highest quality. The 14+ acre site includes 62 recreational vehicle sites with 3-way hook-ups, complete with 30 amp entrances. There are 28 tent sites, many of them spectacularly located along the 1,045 feet of oceanfront and shoreline. All underground systems are in excellent working order; the seller will warranty all equipment and systems for 1 year after purchase. This includes the buildings and a 20 x 60 inground pool. There is an opportunity to build a home on the site as there is an area which would allow for this. The seller will also provide 50% financing to a qualified buyer. Visit www.oceanfront-camping.com/

Floors:	Sign: No	Garage: Yes	Gar.Details:
Rental Income: YES	Lockbox/Key: None	Parking:	Park.Dim.:
Building Age +/-: 14	PCDS: Yes		

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
Heating:		Prop.Taxes:	Bus.Tax:	
Electricity:		Water:	Insurance:	
Int.Maint.:		Ext.Maint.:	Struct.Maint.:	
Gross Revenue:		Total Expenses:	Net Income:	
Lease Type:				

Capped Assessment: **NO** Capped Assessment Amount: Actual Assessment: **\$284900** Tax Amount: **\$4123 (2011)**
IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CURRENT TAXES MAY BE BASED ON A CAPPED ASSESSMENT OR INACCURATE MARKET (ACTUAL) ASSESSMENT. THE FUTURE PROPERTY TAXES PAID BY THE BUYER MAY BE SUBJECT TO CHANGE.

Betterment Charges: Deed Transfer Tax:

Seller Name: **BROAD COVE CONTRACTORS LTD.** Home Tel.: Bus.Tel.:

Listing Office: **MBA Country Real Estate Brokers 800 711-5556** Listing Agent: **DAVID SPENCE 902-691-2227**

SP: **2% + HST**

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