

ENGEL & VÖLKERS®

Investment Opportunity: 693 Masons Beach Road, First South



LUXURY SHORT TERM RENTALS WITH COMMERCIAL PERMITS



Lil Hook Homes | Luxury Short-Term Rental Investment

Lil Hook's short-term rental success comes down to delivering exceptional guest experiences, pairing oceanfront living with captivating water views and modern, stylized spaces. This is a rare offering for the area, blending lifestyle, luxury, and strong investment potential.

LOCATION

Centrally located near premier tourist destinations:

- Lunenburg – UNESCO World Heritage Site
- Mahone Bay – world-famous coastal charm
- Endless beaches, hiking trails, and outdoor adventures just minutes away

INVESTMENT SNAPSHOT

- Purchase Price: \$6.3M
- 8 Luxury Condos
- 2026 Projected Gross Revenue = \$785,000
- Premium finishes + elevated guest experience

WHY INVEST

Centrally located near premier tourist destinations:

- Rapid revenue growth with proven performance
- Oceanfront properties with enduring guest appeal
- Scalable platform: luxury condos in high-demand coastal market
- Diversified income across 8 units → reduced risk

Additional information and full financials are available upon request and a signed NDA.

Development Features:

- Developer: Hook'd Homes
- 14 Condos make up lil Hook. 6 Previously Sold. 8 Condos available for investment opportunity.
- \$125/month Condo fees include water, sewer, snow removal, maintenance of common area and the road.
- Situated on a 2.6 Acre peninsula. Great location surrounded by sparkling ocean waters.
- Incredible Southerly sun rises and Westerly Sunsets.
- Access the Ocean and Mahone Bay from our Community dock & Boat launch.
- Parking available for visiting guests and family.
- Many perennial flowers in the common space - Phlox, Hydrangeas, Lupins, Blackeyed Susans, Poppies, Daisies, Hollyhocks, Irises, Lavender, Asters, Beebomb, Yarrow, Allium, Tulips, Daffodil, Golden Rod, Foxglove, Sedum, Lilacs, and many more.
- Three Ponds help maintain natural environment, invite welcome wildlife & purify the landscape.
- Located 5 mins to Lunenburg, 1 hour to Halifax, and 1 hour 20 mins to the International Airport.

Construction Features:

- Underground power to all units: Each unit has 200 amp electrical service.
- Flat roofs (ideal for solar) - 70% more efficient than peak roofs.
- Durable structures designed and equipped to deal with hurricane conditions.
- Units secured by hurricane straps and 9 inch engineer screws anchoring the extreme posts.
- Driveways & Rock walls:
 - 2,500 tons of stone added, surpassing the 9 foot federal sea surge standards.
 - Structures are reinforced by rock walls. The first two layers of seawall are granite, upper layers are Nova Scotia slate rock.
 - Formation and layout are designed to effectively deal with sea surges.
- Dug Well; Ample water supply. Culligans water treatment system in place.
 - Back-up drilled well and water line in place.
- Four septic systems to service the entire development.
 - Eljen & Waterloo systems rated for sea surge.
- Tying the ecosystem into the sewer system, the 3 ponds are a natural purification with sand added in the surrounding ground to further filter the water.





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Unit 2, 693 Masons Beach Rd, First South

- Bungalow - Custom Build (Designed by Jay).
- 2 Bedrooms, 2 Full Bathrooms. Living Area 1,550 SF.
- Lot Size 6,544 SF.
- Year Built 2024.
- Vaulted ceilings.
- Maple hardwood floors.
- Five glass sliding doors with an overhead transom windows create a wall of windows bringing the views inside.
- Spacious kitchen - quartz countertops, wall oven, blanco sink and large island w/ induction cooktop.
- Cozy seating areas with an electric fireplace and a TV Den.
- 3 piece bath with a walk-in shower and in-floor heating.
- Primary bedroom with shiplap walls and a lux 5 piece ensuite - in-floor heating, soaker tub custom shower, double vanity, bluetooth light fixture.
- Massive wraparound deck with multiple access points.
- Hot Tub - 6 people.
- Elevated deck with incredible ocean views. Great vantage point.
- Electric baseboards and Mitsubishi heat pump (12 yr warranty) for heat/cool.
- Built on piers, with granite seawall and underground power and water services, R60 spray foam beneath.





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Unit 3, 693 Masons Beach Rd, First South

- Bungalow - One of the original builds at lil Hook
- 1 Bedroom.
- 2 Full Bathrooms with in-floor heating.
- Living Area 1,030 SF.
- Lot Size 4,791 SF.
- Year Built 2023.
- High ceilings (9'6") and tall windows which capture vast water views.
- Maple hardwood floors throughout.
- Spacious kitchen - quartz countertops, undermount sink, large island with induction cooktop.
- Large Laundry area / pantry.
- Primary bedroom with a metal frame barn door, walk-through closet to a beautiful en suite.
- Oceanfront deck with multiple access points.
- Hot Tub - 5 people.
- Large rooftop patio with raised garden beds & views for days!
- Electric baseboards and a heat pump for heat/cool.
- The home is built on piers and sits on a built-up rock wall. R60 spray foam underneath.
- Underground power and water services.





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Unit 4, 693 Masons Beach Rd, First South

- Kent Home with commanding South East ocean views upon entry.
- 9 Year Atlantic Home Warranty.
- 2 Bedrooms.
- 2 Full Bathrooms.
- 1,080 SF.
- Lot Size 3,814.
- Year Built 2024.
- 9 foot ceilings and crown moldings throughout the interior.
- Kitchen with quartz counters, island with a breakfast bar and induction stove top.
- The spacious Den acts as 2nd bedroom, with a Murphy bed & ensuite bathroom.
- Primary bedroom with a walkthrough closet & private deck access.
- Primary bedroom en suite with double vanity and walk-in shower.
- Expansive wrap-around back deck with a 3 foot overhang, and multiple access points.
- Hot Tub - 4 people.
- Electric baseboards and heat pumps for heat/cool.
- Concrete knee wall foundation & piers.





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Unit 5, 693 Masons Beach Rd, First South

- 1.5 Storey bungalow with water views from every window!!!
- 2 Bedrooms + Den. 2 Full Bathrooms with heated floors. Living Area 1,851 SF.
- Lot Size 17,750 SF.
- Year Built 2024.
- Additional PID - Unique tidal Island.
- Low maintenance exterior - Aluminum composite walls, wood soffits and pot lighting.
- Stylishly designed open concept living area with high 10ft ceilings.
- Andy Warhol themed interior with accent walls and decorative wallpapers.
- Crown moldings and LVP floors throughout the interior.
- Expansive kitchen with quartz counters, glass subway tile backsplash, and a propane stove!
- Den with a tiled concave mantle electric fireplace and a Murphy bed.
- Primary corner bedroom with a floating NYC inspired fireplace mantle.
- En suite bathroom with heated floors and a double vanity, walk-in closet.
- Second room/office with raised electrical plugs.
- Full bathroom with kit kat lime tiled walls, walk-in shower and in-floor heating.
- Double wide patio door to the west facing side deck, great ocean views.
- Dedicated laundry room, tons of storage space and stacked LG large capacity washer/dryer.
- Heat pumps and electric baseboards for heat/coot.
- Staircase to the roof - Stunning million-dollar elevated news of the Bay.
- Built on Piers w/ galvanized steel (120 year life). R60 spray foam underneath.
- Over torqued piers and overbuilt the roof to accommodate a second level.





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Unit 6, 693 Masons Beach Rd, First South

- Bungalow.
- 2 Bedrooms.
- 2 Full Bathrooms.
- Living Area 935 SF.
- Lot Size 3,780 SF.
- Effective age 3 years.
- Building was a part of the original motel that was built in 1950.
- Complete rebuild and addition done in 2022.
- Metal roof with low maintenance exterior vinyl & wood shingle siding.
- Hardwood floors throughout the interior.
- Shiplap ceilings with potlights throughout the interior.
- Well-appointed kitchen with quartz counter tops, large kitchen island with pendant lighting.
- Metal framed sliding doors with frosted glass for each bedroom.
- Primary bedroom enjoys private deck access and an ensuite bathroom with a walk-in shower.
- Secondary bedroom has a full en suite bathroom.
- West facing deck with striking sunset views and multiple access points.
- Hot Tub - 4 people.
- Electric baseboards and heat pumps for heat/cool.
- Concrete foundation kneewall under main area and piers under the addition (2nd bedroom).

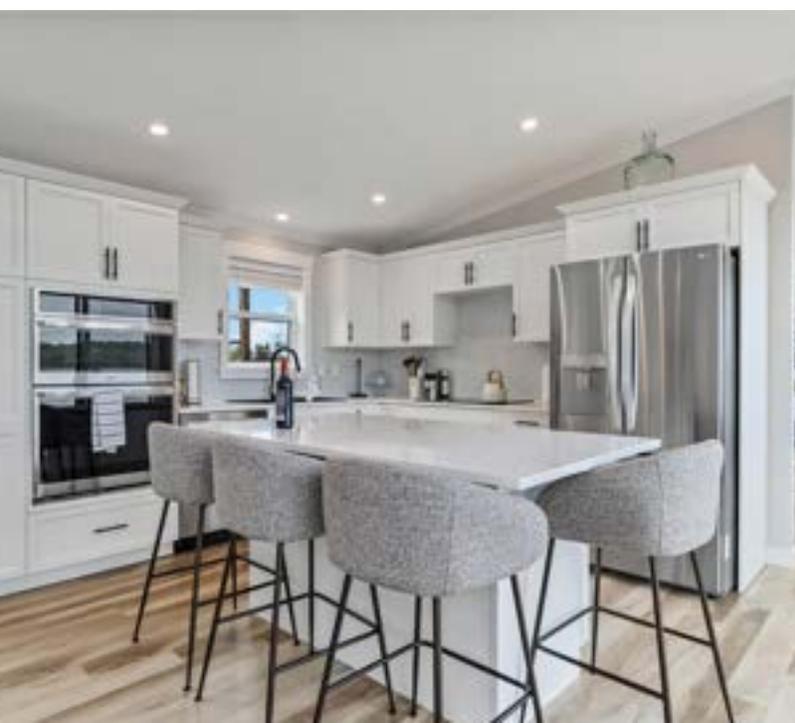




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Unit 7, 693 Masons Beach Rd, First South

- Bungalow.
- 2 Bedrooms.
- 2 Full Bathrooms.
- Living Area 1,030 SF.
- Lot Size 5,155 SF.
- Effective age 2 years.
- Building was part of the original motel that was built in 1950.
- Complete rebuild and addition done in 2023.
- Low maintenance exterior - metal roof, shakes and vinyl.
- Welcoming front covered porch.
- Beautiful westward views of the sparkling water.
- Hardwood floors and bright windows throughout the interior.
- Shiplap ceilings with potlighting throughout the interior.
- Large kitchen with quartz counters, kitchen island with an induction cooktop.
- Incredible Primary with large windows and private deck access to bring the ocean in.
- Primary also has an ensuite bath with a double vanity and walk-in shower, electric fireplace.
- Bright secondary bedroom with a vaulted ceiling and en suite with a walk-in shower.
- Large oceanfront west facing deck.
- Hot tub - 4 people.
- Electric baseboards and heat pumps for heat/cool.
- Foundation is a concrete knee wall & piers.





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Unit 12, 693 Masons Beach Rd, First South

- Kent Home.
- 9 Year Atlantic Home Warranty.
- 1 Bedroom.
- 1 Full Bathroom.
- Living Area 874 SF.
- Lot Size 3,055 SF.
- Year Built 2024.
- Low maintenance exterior siding and flat roof - built to endure harsh ocean conditions.
- Vaulted ceilings with pot lighting and crown molding throughout.
- Welcomed by a window wall of sliding doors with transoms that capture ocean views.
- Functional and easy everyday layout.
- Luxurious kitchen with quartz countertops, double oven, and an island with a breakfast bar.
- Primary bedroom with 2 closets, a standalone tub, en suite shower, private deck access.
- Large deck with glass railings and ocean views, multiple access points.
- Hot Tub - 4 people.
- Electric baseboards and heat pumps for heat/cool.
- Foundation is piers with galvanized steel on a built up rock wall.





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Unit 14, 693 Masons Beach Rd, First South

- Kent Home.
- 9 Year Atlantic Home Warranty.
- 1 Bedroom.
- 1 Full Bathroom.
- Living Area 718 SF.
- Lot Size 3,078 SF.
- Year Built 2024.
- Large windows to bring in tons of sunlight - Amazing water views from the living area.
- Low maintenance exterior - Metal roof & Vinyl siding
- Vaulted ceiling w/ crown moldings and potlighting throughout.
- Luxurious kitchen w/ quartz countertops, double oven, and an island w/ breakfast bar
- Well-appointed 4 piece bathroom. Stacked LG washer and dryer.
- Sunny Primary bedroom with 2 closets.
- Wraparound deck and covered deck area with ocean views.
- Hot Tub - 4 people.
- Electric baseboards and heat pumps for heat/cool.
- Concrete poured foundation knee wall.

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