



MLS Client View - RESIDENTIAL

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|-----------------------|------------------------|------------------------------|-----------------------------|
| MLS # | 201622345 | Number of Bedrooms | 4 |
| PID # | 60180908 | Master On Main Floor? | |
| Additional PID | | Full Baths | 3 |
| Type | Single Family | Half Baths | 0 |
| Listing Status | ACTIVE | Building Age | 80 |
| Listing Price | \$269,000 | Year Built Unknown | |
| Selling Price | | Total Fin SqFt (TLA) | 1,975 |
| Address | 9 First Peninsula Road | Square Footage (MLA) | 1,414 |
| Address 2 | | Building Dimensions | 35.6 x 27 |
| Community | First Peninsula | Lot Size | 25,833 sq ft (.59 acres) |
| District | 405-Lunenburg County | Garage | Yes |
| Sub-District | B1 | Waterfront | No |
| Style | Detached | | |

Directions to Property

Located at the head of Back Harbour just outside of Lunenburg Town limits. Civic #9 is position right at the convergence of Kissing Bridge Road and First Peninsula Road. Realty sign posted.

Closing Date



General Property Information:

| | | | | | | |
|----------------------------------|---|---------------------------------|--|------------------|--------------|------------------------|
| Prop Knwn As/Bdy of Water | Lunenburg Back Harbour | Elementary School | Blunose Academy | ROOM TYPE | LEVEL | ROOM |
| Water Frontage Meas | | Middle/Jr School | Blunose Academy | Living Room | Main Floor | 19.8 x 16.3 |
| Water Frontage Units | | High School | Park View Education Centre | Kitchen | Main Floor | 14.9 x 11.3 |
| Zoning | RES | Fr Imm Elementary School | Centre scolaire de la Rive Sud (P-12) | Bedroom | Main Floor | 13 x 10 |
| Inclusions | fridge, cooktop, wall oven, microwave, washer & dryer, all apartment appliances & furnishings | Fr Imm Middle/Jr School | Centre scolaire de la Rive Sud (P-12) | Bedroom | Main Floor | 10 x 10 |
| Exclusions | | Fr Imm High School | Centre scolaire de la Rive Sud | Bath 1 | Main Floor | 10 x 4.6 (3-pc) |
| Association Fees | | Other | South Shore Waldorf School & Kindergarten | Master Bedroom | 2nd Level | 19.6 x 15 |
| Condo Corp # | | Garage Details | single detached, wired (22.6 x 18.6) | Ensuite Bath 1 | 2nd Level | 11 x 7 (4-pc) |
| Monthly Condo Fee | | Parking Details | gravel driveway, parking for multiple vehicles | OTHER | 2nd Level | 9 x 6 - walk-in closet |
| Condo Fee Includes | | Rental Income | Yes | Living Room | Lower | 13.6 x 12 [apartment] |
| | | Mini/Mobile CSA /ABS# | | Kitchen | Lower | 13 x 6 [apartment] |
| | | Mini/Mobile Serial # | | Bedroom | Lower | 10.6 x 12 [apartment] |
| | | | | Bath 3 | Lower | 6.6 x 5 (3-pc) |

Property Overview

"Bright" is good! Bright is a synonym for smart. We all want to live in "bright" spaces for now and we want "bright" futures. This property is all about "bright". Start with the spaces...glowingly bright sunlit rooms. The open plan living-dining-kitchen area runs front-to-back on the ground floor and is flooded with natural light. Sunrise greets your awakening in the two easterly facing downstairs bedrooms. Southern and westerly light warms the big living area, reflecting off the polished hardwood floor and washing up the brilliant sunflower-tinted walls. The large picture window offers up a scenic panorama over the Lunenburg Back Harbour and draws in the bright colors from the floral-dense veranda spanning the south-face of the house. The second floor is devoted to an expansive master bedroom suite, with a sky lit bathroom and a spacious walk-in closet. The view from the front dormer takes in the Lunenburg Academy on the hill across the way. In the basement we find that other kind of "brightness"...the "bright outlook" derived from good fiscal management...to wit, rental income to pay the mortgage. The much-in-demand apartment here has a private entrance and is composed of windowed living-room, kitchen, bedroom, plus a 3 piece bathroom and closeted laundry. And, while we are on the "bright" side of the \$-ledger-\$, consider the fact that this property is just across the street/boundary from the heavy tax burden of Lunenburg town with a 40% lower annual levy. That adds up to over \$1,400 savings...call that, "bright news."

Property Features

| | | | |
|-----------------------------|--|---------------------------|--|
| BUILDING STYLE | 1.5 Storey | GARAGE | Detached, Single, Wired |
| PROPERTY SIZE | 0.5 to 0.99 Acres | DRIVEWAY/PARKING | Gravel, Parking Spaces(s) |
| BASEMENT | Full, Partially Developed, Walkout | FEATURES | Deck, Ensuite Bath, Secondary Suite, See Remarks |
| FOUNDATION | Concrete | RENTAL EQUIPMENT | None |
| EXTERIOR FINISH | Wood Shingles | WATER ACCESS/VIEW | View: Harbour, View: Ocean |
| ROOF | Asphalt Shingle | LAND FEATURES | Landscaped, Level, Sloping/Terraced, Year Round Road |
| FLOORING | Ceramic, Hardwood, Laminate, Softwood | COMMUNITY FEATURES | Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping |
| HEATING/COOLING TYPE | Baseboard, Forced Air, Furnace | | |
| FUEL TYPE | Electric, Oil | | |
| WATER SOURCE | Drilled Well | | |
| SEWAGE DISPOSAL | Septic | | |
| UTILITIES | Cable, Electricity, High Speed Internet, Telephone | | |



ROGER DIAL - Main: 902-277-0593
roger@reddoorrealty.ca
RED DOOR REALTY - 16940



List Office

RED DOOR REALTY - 16940

MLS # 201622345
List Price \$269,000
Status: ACT
Class: RE

Address 9 First Peninsula Road
Community FIRSTPENI
Province NS
Postal Code B0J 2C0

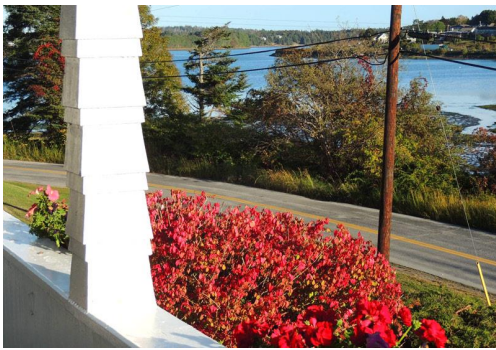
Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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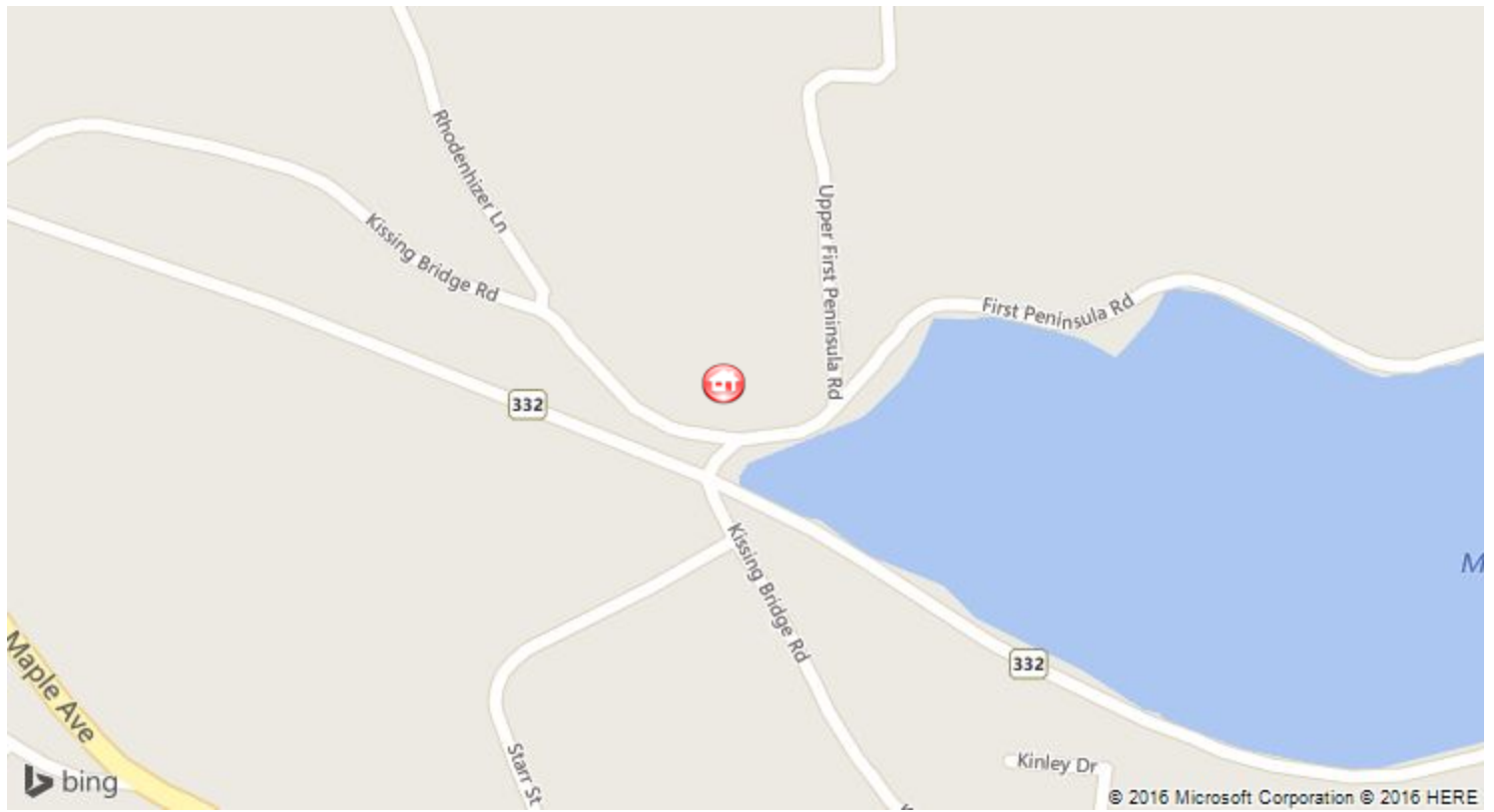
PID # 60180908



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