



MLS Client View - RESIDENTIAL

| | | | |
|-----------------------|----------------------------|------------------------------|---------------------------|
| MLS # | 201619727 | Number of Bedrooms | 3 |
| PID # | 60629482 | Master On Main Floor? | |
| Additional PID | | Full Baths | 2 |
| Type | Single Family | Half Baths | 1 |
| Listing Status | ACTIVE | Building Age | 9 |
| Listing Price | \$299,000 | Year Built Unknown | |
| Selling Price | | Total Fin SqFt (TLA) | 2,620 |
| Address | 156 TANNER SETTLEMENT Road | Square Footage (MLA) | 1,964 |
| Address 2 | | Building Dimensions | 36.5 X 26.6 + PORCH |
| Community | Tanners Settlement | Lot Size | 68,825 SQ FT (1.58 ACRES) |
| District | 405-Lunenburg County | Garage | Yes |
| Sub-District | B3 | | |

Directions to Property

From Lunenburg, follow Hwy-332 south towards Riverport. Turn right onto Tanner Settlement Rd (~6 mins outside of town). Civic #156 is approx 800 meters off the paved road, driveway on the right. Realty sign posted.

Closing Date

General Property Information:

| | | | | | | |
|----------------------------------|---|---------------------------------|---|------------------|--------------|---------------------|
| Prop Knwn As/Bdy of Water | | Elementary School | Bluenose Academy | ROOM TYPE | LEVEL | ROOM |
| Water Frontage Meas | | Middle/Jr School | Bluenose Academy | Living Room | Main Floor | 17.5 X 13.5 |
| Water Frontage Units | | High School | Park View Education Centre | Kitchen | Main Floor | 11.6 X 11.3 |
| Zoning | NA | Fr Imm Elementary School | Centre scolaire de la Rive Sud (P-12) | Dining Room | Main Floor | 15.5 X 11.3 |
| Inclusions | fridge, stove, dishwasher, washer & dryer | Fr Imm Middle/Jr School | Centre scolaire de la Rive Sud (P-12) | Family Room | Main Floor | 13.6 X 13.5 |
| Exclusions | deep freeze in basement | Fr Imm High School | Centre scolaire de la Rive Sud | Bath 1 | Main Floor | 4.6 X 4.2 (2-PC) |
| Association Fees | | Other | South Shore Waldorf School & Kindergarten | Mud Room | Main Floor | 8 X 5.5 |
| Condo Corp # | | Garage Details | DETACHED, SINGLE PLUS, WIRED (24.3 X 24.3) | Master Bedroom | 2nd Level | 17.3 X 13.7 |
| Monthly Condo Fee | | Parking Details | gravel driveway, parking for multiple vehicles. | Ensuite Bath 1 | 2nd Level | 12 X 7.6 (4-PC) |
| Condo Fee Includes | | Rental Income | | Bedroom | 2nd Level | 12.4 X 11.10 |
| | | Mini/Mobile CSA /ABS# | | Bedroom | 2nd Level | 12.4 X 11.5 |
| | | Mini/Mobile Serial # | | Bath 1 | 2nd Level | 8.6 X 4.6 (4-PC) |
| | | | | Rec Room | Lower | 17.4 X 16.11 + 6.10 |
| | | | | Laundry | Lower | 12.4 X 7 |
| | | | | UTIL | Lower | 24 X 13 LESS JOG |

Property Overview

Get Outta Town!...but not too far out! Located just 7 minutes outside of historic Lunenburg on a quiet country road, this 9-year old 3 Bed/2.5 Bath home delivers style, comfort & privacy. Hardwood floors, spacious Kitchen adjoining Dining Room w/ walk-out, large Master suite complete w/ full Ensuite (w/ air-jet spa tub) & walk-in closet, and a partially finished lower level with generous Rec Room. Relax outdoors on the house wide covered front verandah, or expansive back deck. A large wired garage & handy garden shed provide plenty of space for the tools & toys. Nicely elevated and set well off the road on a beautifully landscaped 1.6 acre lot surrounded by a perimeter of tall evergreens. Enjoy the peace & quiet of this tranquil setting knowing the amenities & services of popular Lunenburg are less than 10 minutes away, and Bridgewater under 30. An ideal home & natural environment for raising a young family, or to escape the hustle & bustle...and let's not forget about the lower county tax rate!

Property Features

| | | | |
|-----------------------------|--|-------------------------|--|
| BUILDING STYLE | 2 Storey | GARAGE | Detached, 1.5, Wired |
| PROPERTY SIZE | 1 to 2.99 Acres | DRIVEWAY/PARKING | Gravel |
| BASEMENT | Full, Partially Developed, Walkout | FEATURES | Deck, Patio, Ensuite Bath, HRV (Heat Rcvry Ventln), Air Jet Tub, See Remarks |
| FOUNDATION | Concrete | RENTAL EQUIPMENT | None |
| EXTERIOR FINISH | Vinyl | LAND FEATURES | Cleared, Landscaped, Level, Year Round Road |
| ROOF | Asphalt Shingle | | |
| FLOORING | Ceramic, Hardwood, Porcelain | | |
| HEATING/COOLING TYPE | Baseboard, Furnace, Hot Water, In Floor, Radiant | | |
| FUEL TYPE | Oil | | |
| WATER SOURCE | Drilled Well | | |
| SEWAGE DISPOSAL | Septic | | |
| UTILITIES | Cable, Electricity, High Speed Internet, Telephone | | |



CYNTHIA DIAL - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 201619727
List Price \$299,000
Status: ACT
Class: RE

Address 156 TANNER SETTLEMENT Road
Community TANNERSSE
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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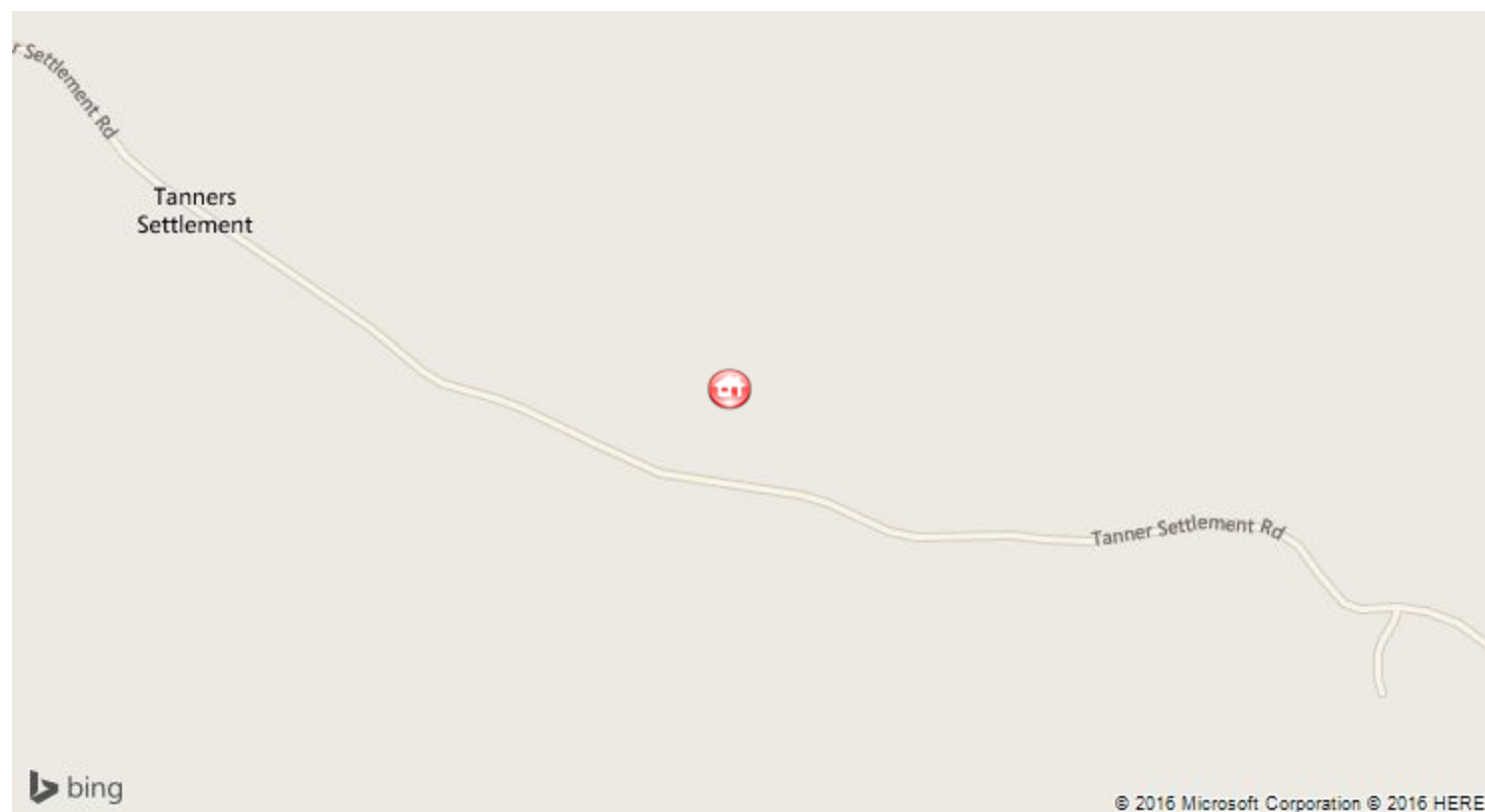
PID # 60629482



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