

## 156 Tanner Settlement Rd, Tanners Settlement



MLS® 201608774

### Get Outta' Town!!!

### \$299,000

Get Outta Town!...but not too far out! Located just 7 minutes outside of historic Lunenburg on a quiet country road, this 8-year old 3 Bed/2.5 Bath home delivers style, comfort and privacy. Hardwood floors, spacious Kitchen adjoining Dining Room with walk-out, large Master suite complete with full Ensuite (w/ air-jet spa tub) and 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 and handy garden shed provide plenty of space for the tools and 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 peace and quiet of this tranquil setting knowing the amenities and services of popular Lunenburg are less than 10 minutes away, and Bridgewater under 30. An ideal home and natural environment for raising a young family, or to escape the hustle and bustle...and let's not forget about the lower county tax rate!



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Age ±:** 8 years

**Lot Size:** 68,825 sq ft (1.58 acres)

**Floor Space:** 2620 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** hardwood, ceramic tile, cushion, laminate

**Heating:** oil-fired hot water baseboards, in-floor radiant (lower level)

**Water:** drilled well

**Sewer:** septic

**Garage:** detached, single plus, wired (24.3 x 24.3)

**Services:** electricity, phone, cable, high-speed internet (rural broadband wireless service)

**Features:** ensuite bath w/ air-jet tub, covered verandah, back deck, HRV, wired for generator

**Outbuildings:** garden shed (14.4 x 12.4)

**Taxes:** \$2,570 (2017)

### Rooms

**Living Room:** 17.5 x 13.5 (Main)

**Dining Room:** 11.6 x 11.3 (Main)

**Kitchen:** 15.5 x 11.3 (Main)

**Den/Office:** 13.6 x 13.5 (Main)

**Bath (2-pc):** 4.6 x 4.2 (Main)

**Mudroom:** 8 x 5.5 (Main)

**Master Bedroom:** 17.3 x 13.7 (2nd)

**Ensuite (4-pc):** 12 x 7.6 (2nd)

**Walk-in Closet:** 7 x 6 (2nd)

**Bedroom:** 12.4 x 11.10 (2nd)

**Bedroom:** 12.4 x 11.5 (2nd)

**Bath (4-pc):** 8.6 x 4.6 (2nd)

**Family Room:** 17.4 x 16.11 + 6.10 x 6.7 (Lower)

Laundry: 12.4 x 7 (Lower)  
Utility Room: 24 x 13 less jog (Lower)

### **Directions**

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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 rd, driveway on the right. Look for the Red Door Realty Sign!