



**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	201612486	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60488558	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	1
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	7
<b>Listing Price</b>	\$533,888	<b>Total Fin SqFt (TLA)</b>	3,691
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	2,938
<b>Address</b>	93 Schooner Lane	<b>Building Dimensions</b>	irregular
<b>Address 2</b>		<b>Lot Size</b>	63,440 sq ft (1.46 acres)
<b>Community</b>	Garden Lots	<b>Garage</b>	Yes
<b>District</b>	405-Lunenburg County	<b>Waterfront</b>	No
<b>Sub-District</b>	B3		
<b>Style</b>	Detached		

**Directions to Property**

FROM LUNENBURG: Take Hwy 332 (Back Harbour Rd), or 'Blue Rocks Rd' towards Blue Rocks. Schooner Lane is on the left less than 2 minutes outside of town. Follow private drive to top of the hill and turn left. Civic #93 is at the end of the road on your left. Realty sign posted.

Virt Tour URL



**Closing Date**

**General Property Information:**

<b>Prop Knwn As/Bdy of Water</b>	Lunenburg Bay	<b>Elementary School</b>	Blunose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Blunose Academy	Living Room	Main Floor	20 x 15.3
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Family Room	Main Floor	14 x 12
<b>Zoning</b>	RES	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	12 x 12
<b>Inclusions</b>	Fridge, Induction Ceramic Cook-top, Wall Oven, Warming Drawer, Dishwasher, Wine Cooler, Microwave, Garburator, Washer & Dryer	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	23.1 x 19.4
<b>Exclusions</b>	Hanging stained glass art in Great Room.	<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Dining Room	Main Floor	13 x 12
<b>Association Fees</b>		<b>Other</b>	South Shore Waldorf School & Kindergarten	Foyer	Main Floor	26.6 x 7.7
<b>Condo Corp #</b>		<b>Garage Details</b>	attached double, heated (24.6 x 21)	Bath 2	Main Floor	8.4 x 3.6 (2-pc)
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	Gravel Driveway	Laundry	Main Floor	12 x 7
<b>Condo Fee Includes</b>		<b>Rental Income</b>		Master Bedroom	2nd Level	19.4 x 16
		<b>Mini/Mobile CSA/ABS#</b>		Ensuite Bath 4	2nd Level	13.7 x 11.7 + 7.8 x 7
		<b>Mini/Mobile Serial #</b>		OTHER	2nd Level	17 x 7.3 plus jog
		<b>Mobile/Leased Land Fees</b>		OTHER	2nd Level	7 x 5.8 plus jog
				Family Room	2nd Level	19.5 x 12.2
				DEN	L	19.2 x 11 plus alcove
				BEDRM	L	13.7 x 12.2
				BEDRM	Lower	15.2 x 12.9
				OTHER	Lower	6.9 x 3.8 (walk-in)
				BATH4	Lower	11.5 x 7 (4-pc)

**Property Overview**

Big & Beautiful with Presence atop Schooner Lane! A stunning executive dream home just 7-yr's young, only 2 mins from the amenities of historic Lunenburg. Craving space, privacy & quiet?...this 3700 s-f home delivers on all counts. Thoughtful layout w/ an emphasis on light, space & flow creates the ideal home for entertaining yet provides pockets of privacy within. At the heart of the home is a spectacular Great Room designed to bring the outside in w/ soaring windows & towering cathedral ceiling. With access to a sunny house-wide deck & a toasty wood fireplace, this is truly a room for all seasons. Spoil the family Chef w/ a sprawling custom kitchen featuring 8 appliances, pantry, massive central cooking island & breakfast nook. Other main level spaces include Dining Rm, Office, Den, Laundry, & half Bath. Sunlit 2nd level features drop dead gorgeous views from the gallery with a comfy Media Room at one end and the luxurious Master Suite at the other. The Master enjoys a sumptuous ensuite, his-&-hers walk-in closets (guess whose is bigger!), and its own private balcony w/ panoramic views out to Lunenburg Bay. With its hillside south-facing aspect, even the lower level enjoys fantastic natural light and features 2 walk-outs to a garden level deck -- one from the expansive Office, the other from one of 2 generous Bedrooms. Completing this pretty picture is 1.5 acres of manicured lawns & wooded areas -- paradise for bird watchers, sun soakers, gardeners & dreamers! For boaters, there's water access/public boat launch just down the road at Sawpit Park on Lunenburg's Back Harbour. NOTE: VERY MOTIVATED SELLER.

**Property Features**

<b>BUILDING STYLE</b>	2 Storey, Contemporary	<b>GARAGE</b>	Attached, Double, Heated
<b>PROPERTY SIZE</b>	1 to 2.99 Acres	<b>DRIVEWAY</b>	Double, Gravel
<b>BASEMENT</b>	Full, Fully Developed, Walkout	<b>/PARKING</b>	
<b>FOUNDATION</b>	Concrete, Other	<b>FEATURES</b>	Balcony, Deck, Central Vacuum, Ensuite Bath, HRV (Heat Rcvry Ventln), Satellite Dish, Wood Fireplace, See Remarks
<b>EXTERIOR FINISH</b>	Wood Siding	<b>APPLIANCES INCLUDED</b>	Central Vacuum, Cooktop, Oven, Dishwasher, Dryer, Washer, Garburator, Microwave, Refrigerator, Wine Fridge, Other
<b>ROOF</b>	Asphalt Shingle	<b>RENTAL EQUIPMENT</b>	None
<b>FLOORING</b>	Carpet, Ceramic, Hardwood, Linoleum	<b>WATER ACCESS</b>	View: Bay, View: Ocean
<b>HEATING/COOLING TYPE</b>	Hot Water, In Floor, Radiant	<b>/VIEW</b>	
<b>FUEL TYPE</b>	Electric, Wood	<b>LAND FEATURES</b>	Partially Cleared, Landscaped, Sloping/Terraced, Year
<b>WATER SOURCE</b>	Drilled Well		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		



**CYNTHIA DIAL - Main: 902-298-0332**  
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**RED DOOR REALTY - 16940**



List Office      RED DOOR REALTY - 16940

MLS # 201612486

List Price \$533,888

Status: ACT

Class: RE

Address 93 Schooner Lane

Community GARDENLOT

Province NS

Postal Code B0J 2C0

**Listing Office:**

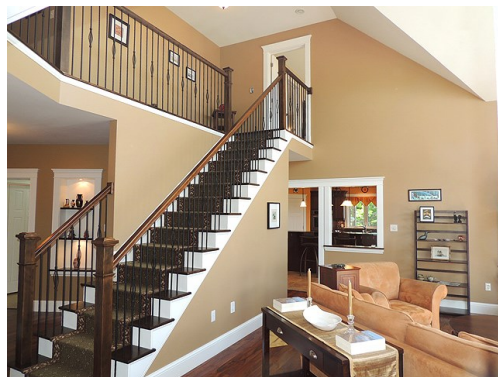
RED DOOR REALTY - 16940



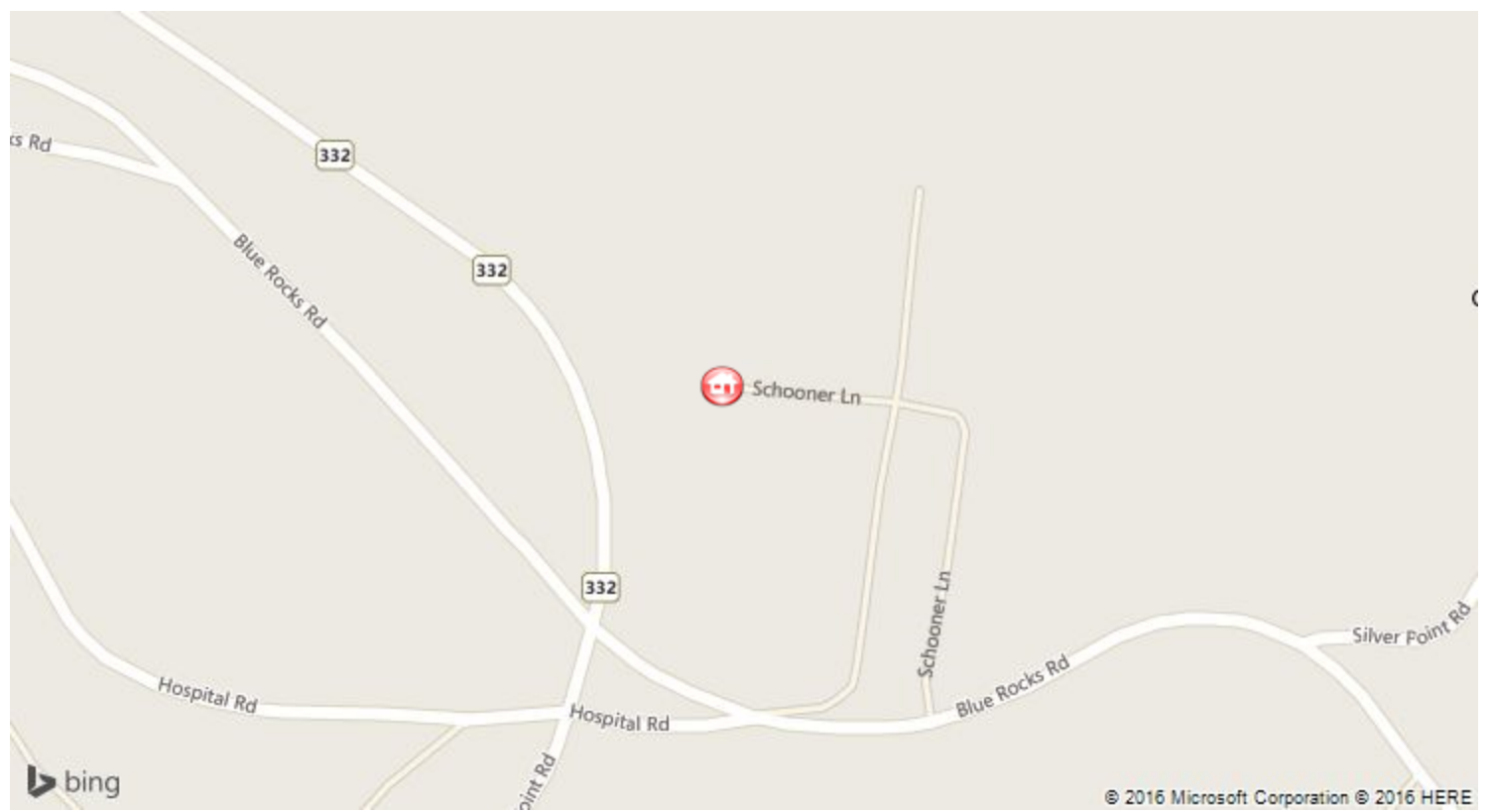
Data provided by the Nova Scotia Association of REALTORS®.

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