



MLS Client View - RESIDENTIAL

MLS #	201615194	Number of Bedrooms	3
PID #	60191533	Master On Main Floor?	
Additional PID	Yes	Full Baths	1
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	150
Listing Price	\$275,000	Total Fin SqFt (TLA)	1,600
Selling Price		Square Footage (MLA)	1,600
Address	931 Kingsburg Road	Building Dimensions	34 x 28.10 + 9.6 x 6.10
Address 2		Lot Size	20,900 sq ft (.48 acres)
Community	Kingsburg	Garage	Yes
District	405-Lunenburg County	Waterfront	No
Sub-District	B3		
Style	Detached		

Directions to Property

From Lunenburg, follow Lighthouse Route Hwy-332 towards Riverport. Just past the Rose Bay General Store, turn left onto Kingsburg Rd and continue 5km to civic #931 on your left. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Kings Bay	Elementary School	Blunose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Blunose Academy	Living Room	Main Floor	13.7 x 12.7
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	15.11 x 9.10 + 7.10 x 10.10 x 9
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	10.10 x 9
Inclusions	fridge, stove, white bookshelves in Dining Room, includes a 1500 sq ft waterfront parcel on Kingsburg Pond (PID# 60589520)	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Family Room	Main Floor	15.4 x 13.9
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	7.7 x 6.4 (4-pc)
Association Fees		Other		Mud Room	Main Floor	8.6 x 6.5
Condo Corp #		Garage Details	single detached, wired	OTHER	Main Floor	10.10 x 4.8
Monthly Condo Fee		Parking Details	grass circular driveway	OTHER	Main Floor	6 x 3.7 (Reading Nook)
Condo Fee Includes		Rental Income		Master Bedroom	2nd Level	13.9 x 12.3
		Mini/Mobile CSA/ABS#		Bedroom	2nd Level	10.2 x 8.8
		Mini/Mobile Serial #		Bedroom	2nd Level	10.1 x 9.8
		Mobile/Leased Land Fees		OTHER	2nd Level	7.2 x 6.2 -Dormer
				Storage	2nd Level	9.6 x 6.4

Property Overview

"Summer by the Sea"...think of it as a suggestion rather than a real estate catchphrase! That's right, spend your summer in this vintage cape in the historic seaside hamlet of Kingsburg. Set on a quiet road overlooking Kingsburg Pond with views out to King's Bay, you're just steps from the pristine white sands of Kingsburg Beach and a short bike ride to spectacular Hirtles Beach and the Gaff Point trail. This classic shingled cape fits in perfectly with its natural setting. If you're looking for stainless steel appliances, granite countertops and a sprawling master suite...this isn't it! But if simplicity and authenticity are your guiding principles...and throw in the smell of the ocean, the sound of waves breaking in the distance, and celestial sunrises over the bay...then you've found 'your' place! In a community of high real estate values, this little gem is a real bargain. Tasteful updates and renovations haven't robbed the home of its humble charms, with 3 bedrooms, generous principal rooms and interesting views from almost every window. This is the ideal summer getaway for the whole family, or year-round home away from the rat race. Outside there's a tidy outbuilding to store the bikes, beach gear and the BBQ, plus ample yard space for the gardener. It's all here for you...so pack up the car and head for the shore. Located 20 minutes from Lunenburg, and just an hour and a half from Halifax and the international airport.

Property Features

<table border="0" style="width: 100%;"> <tr><td>BUILDING STYLE</td><td>Cape Cod</td></tr> <tr><td>PROPERTY SIZE</td><td>Under 0.5 Acres</td></tr> <tr><td>BASEMENT</td><td>Full, Undeveloped, Walkout</td></tr> <tr><td>FOUNDATION</td><td>Stone</td></tr> <tr><td>EXTERIOR FINISH</td><td>Wood Shingles, Wood Siding</td></tr> <tr><td>ROOF</td><td>Asphalt Shingle</td></tr> <tr><td>FLOORING</td><td>Hardwood, Softwood, Vinyl</td></tr> <tr><td>HEATING/COOLING TYPE</td><td>Forced Air, Furnace</td></tr> <tr><td>FUEL TYPE</td><td>Oil</td></tr> <tr><td>WATER SOURCE</td><td>Drilled Well</td></tr> <tr><td>SEWAGE DISPOSAL</td><td>Septic</td></tr> <tr><td>UTILITIES</td><td>Cable, Electricity, High Speed Internet, Telephone</td></tr> </table>	BUILDING STYLE	Cape Cod	PROPERTY SIZE	Under 0.5 Acres	BASEMENT	Full, Undeveloped, Walkout	FOUNDATION	Stone	EXTERIOR FINISH	Wood Shingles, Wood Siding	ROOF	Asphalt Shingle	FLOORING	Hardwood, Softwood, Vinyl	HEATING/COOLING TYPE	Forced Air, Furnace	FUEL TYPE	Oil	WATER SOURCE	Drilled Well	SEWAGE DISPOSAL	Septic	UTILITIES	Cable, Electricity, High Speed Internet, Telephone	<table border="0" style="width: 100%;"> <tr><td>GARAGE</td><td>Detached, Single, Wired</td></tr> <tr><td>DRIVEWAY/PARKING</td><td>Circular</td></tr> <tr><td>RENTAL EQUIPMENT</td><td>None</td></tr> <tr><td>WATER ACCESS/VIEW</td><td>View: Bay, View: Lake, View: Ocean</td></tr> <tr><td>LAND FEATURES</td><td>Cleared, Level, Year Round Road</td></tr> </table>	GARAGE	Detached, Single, Wired	DRIVEWAY/PARKING	Circular	RENTAL EQUIPMENT	None	WATER ACCESS/VIEW	View: Bay, View: Lake, View: Ocean	LAND FEATURES	Cleared, Level, Year Round Road
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CYNTHIA DIAL - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



List Office RED DOOR REALTY - 16940

MLS # 201615194

List Price \$275,000

Status: ACT

Class: RE

Address 931 Kingsburg Road

Community KINGSBURG

Province NS

Postal Code B0J 2X0

Listing Office:

RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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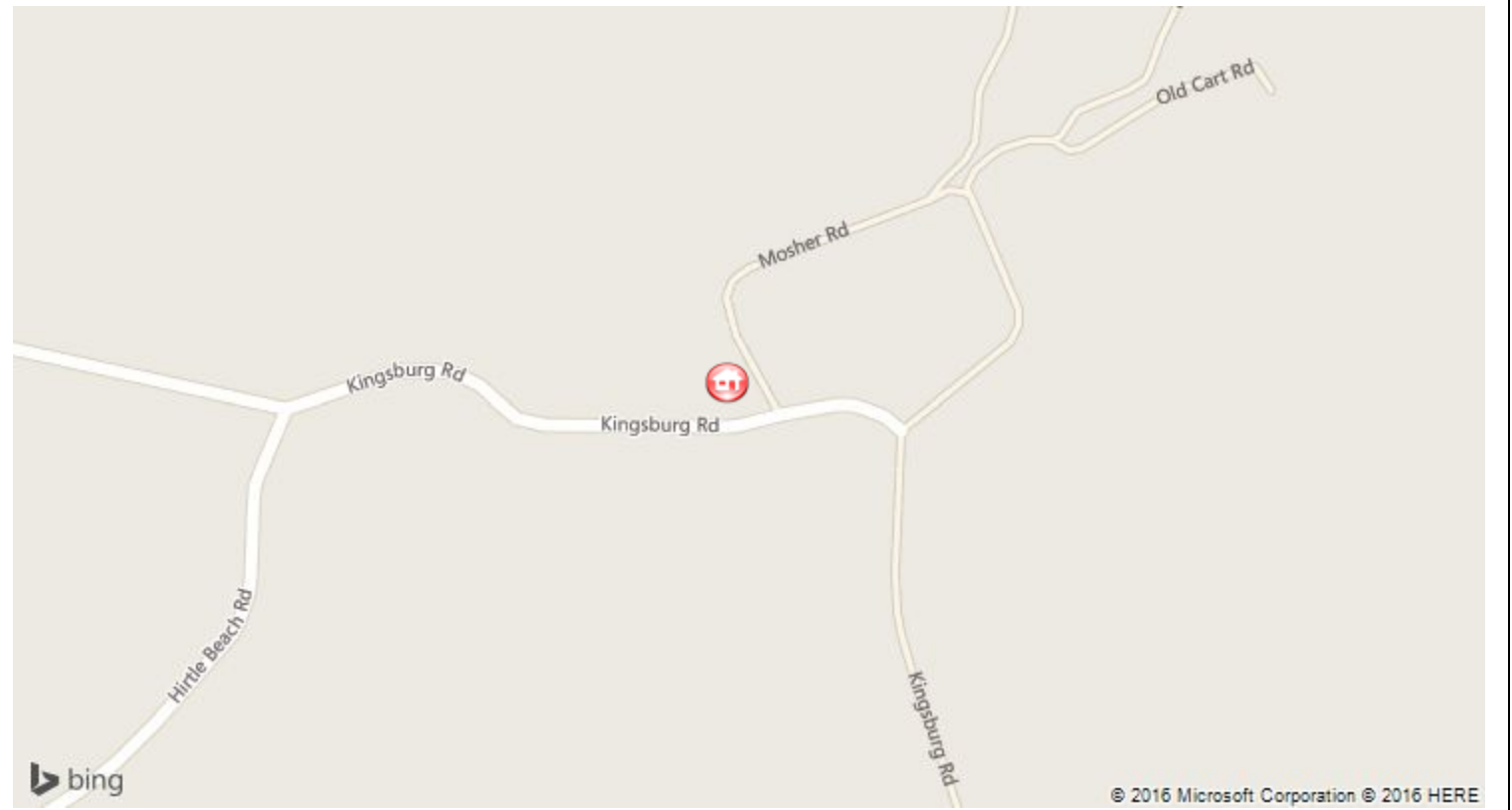
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