



## MLS Client View - RESIDENTIAL

<b>MLS #</b>	201613861	<b>Number of Bedrooms</b>	2
<b>PID #</b>	60171410	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	
<b>Listing Price</b>	\$295,000	<b>Total Fin SqFt (TLA)</b>	1,200
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	1,200
<b>Address</b>	1315 Blue Rocks Road	<b>Building Dimensions</b>	24.8 x 22.9 + 9.2 x 8.2 + 11.6 x 7.11
<b>Address 2</b>		<b>Lot Size</b>	12,076 sq ft
<b>Community</b>	Blue Rocks	<b>Garage</b>	No
<b>District</b>	405-Lunenburg County	<b>Waterfront</b>	No
<b>Sub-District</b>	B3		
<b>Style</b>	Detached		

### Directions to Property

Take Blue Rocks Road from Lunenburg, drive 5 mins (5km). Civic #1315 is on your left just as you enter the village. Realty sign posted.

### Closing Date

### General Property Information:

<b>Prop Knwn As/Bdy of Water</b>	Lunenburg Bay	<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Bluenose Academy	Living Room	Main Floor	13.3 x 11.7
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Dining Nook	Main Floor	8.9 x 6.11
<b>Zoning</b>	RES	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	18 x 10.11
<b>Inclusions</b>	fridge, stove, dishwasher, stacking washer & dryer	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Bath 1	Main Floor	8.8 x 7.5 (4-pc)
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Bedroom	2nd Level	15.6 x 10.7
<b>Association Fees</b>		<b>Other</b>	South Shore Waldorf School & Kindergarten	Bedroom	2nd Level	12.2 x 12
<b>Condo Corp #</b>		<b>Garage Details</b>		Bath 2	2nd Level	8.9 x 7.5 (3-pc)
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway	OTHER	2nd Level	5.3 x 4 - Upper
<b>Condo Fee Includes</b>		<b>Rental Income</b>				
		<b>Mini/Mobile CSA/ABS#</b>				
		<b>Mini/Mobile Serial #</b>				
		<b>Mobile/Leased Land Fees</b>				

### Property Overview

'TRUE BLUE' in Blue Rocks: Chances are you have seen the iconic image of the tiny fishing village of Blue Rocks in art galleries or perhaps on your own wall. Second only to the Peggy's Cove Lighthouse, the little cribbed up fish-shack sitting in the middle of Blue Rocks Cove is favoured by artists from around the world. With this property you get that very same calendar-perfect image nicely framed by the windows of your own little home-by-the-sea. Completely and tastefully renovated, this could be your seasonal or year-round refuge from that less than calendar-perfect world beyond. There are two good sized, geometrically interesting bedrooms upstairs and full baths on both levels. The kitchen is bright and airy and opens out to the front verandah overlooking the 'you-know-what' picture. The lawn is tidy and nicely scaled to the tastes of one who prefers contemplation to mowing. And, if by chance you are among the legion of artists who come every year to paint the iconic fish-shack, there is a characterful little two-story barn begging to be made into an artist's studio with a box-seat overlooking the magical scene you can paint a thousand times over and never have to pack up your brushes. Blue Rocks is located just five minutes beyond Lunenburg, with its endless summer offerings of music, art, fine food and festivals of every sort.

### Property Features

<b>BUILDING STYLE</b>	2 Storey	<b>DRIVEWAY/PARKING STRUCTURES</b>	Gravel Shed
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>FEATURES</b>	Deck, HRV (Heat Rcvry Ventln), See Remarks
<b>BASEMENT</b>	Crawl Space	<b>RENTAL EQUIPMENT</b>	None
<b>FOUNDATION</b>	Concrete	<b>WATER ACCESS/VIEW</b>	View: Bay, View: Harbour, View: Ocean
<b>EXTERIOR FINISH</b>	Wood Siding	<b>LAND FEATURES</b>	Landscaped, Level, Year Round Road
<b>ROOF</b>	Asphalt Shingle		
<b>FLOORING</b>	Hardwood		
<b>HEATING/COOLING TYPE</b>	Baseboard		
<b>FUEL TYPE</b>	Electric		
<b>WATER SOURCE</b>	Drilled Well		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	Electricity, Telephone		



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

List Office

RED DOOR REALTY - 16940



**MLS #** 201613861

**List Price** \$295,000

**Status:** ACT

**Class:** RE

**Address** 1315 Blue Rocks Road

**Community** BLUEROCKS

**Province** NS

**Postal Code** B0J 2C0

**Listing Office:**

RED DOOR REALTY - 16940

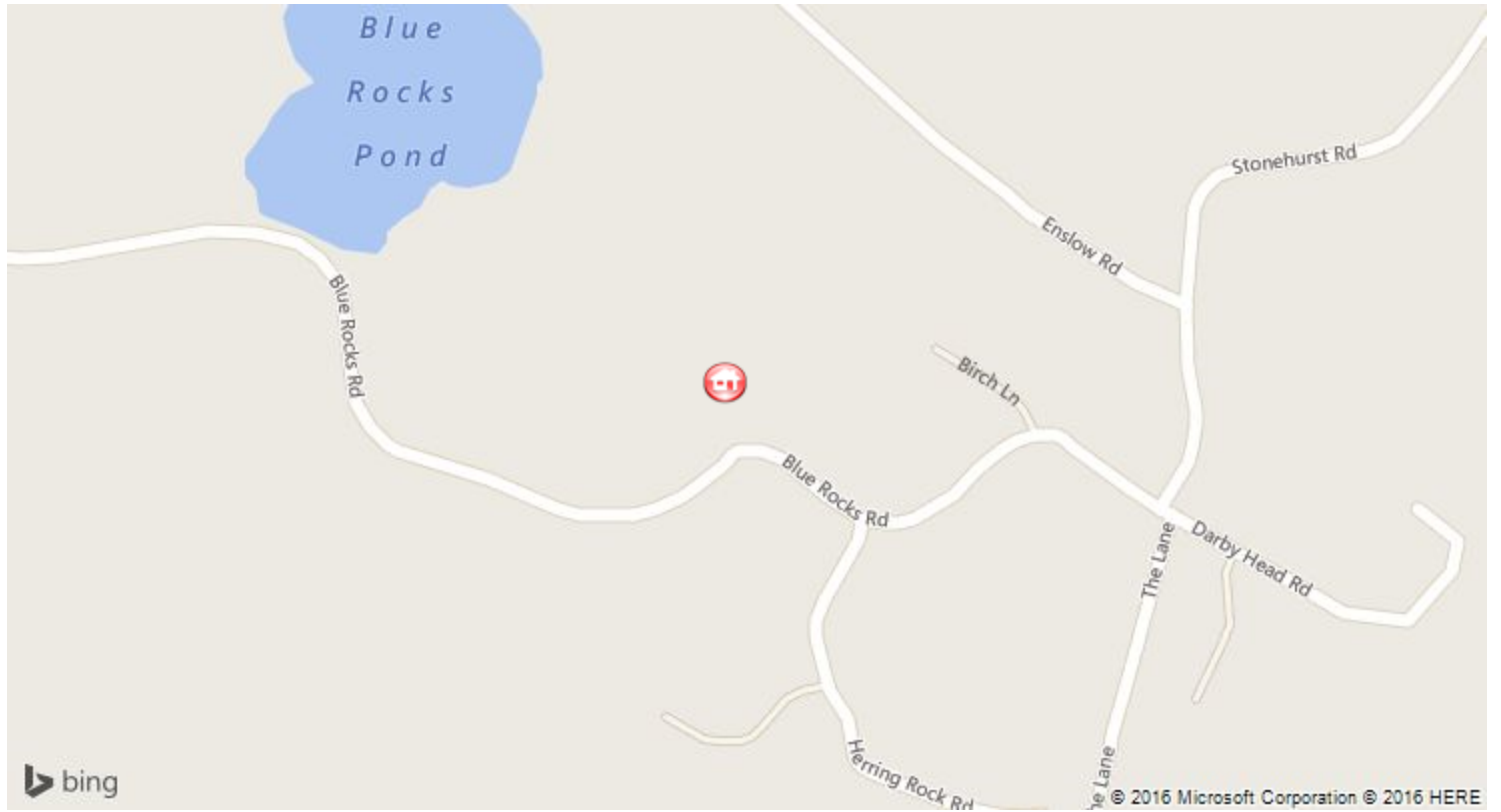


Data provided by the Nova Scotia Association of REALTORS®.



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