



MLS Client View - RESIDENTIAL

MLS #	201615329	Number of Bedrooms	2
PID #	60416617	Master On Main Floor?	
Additional PID	Yes	Full Baths	1
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	
Listing Price	\$229,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	1,960
Address	38 The Lane	Square Footage (MLA)	1,960
Address 2		Building Dimensions	65 x 37 - JOGS
Community	Blue Rocks	Lot Size	10270
District	405-Lunenburg County	Garage	No
Sub-District	B3	Waterfront	No
Style	Detached		

Directions to Property

Turn right in Blue Rocks at the Church.



Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School		ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School		Living Room	Main Floor	14.11 x 11.7
Water Frontage Units		High School		Family Room	Main Floor	12.1 x 11.6
Zoning	Rural	Fr Imm Elementary School		OTHER	Main Floor	23.1 x 15.8 Studio
Inclusions	Stove, fridge, dishwasher	Fr Imm Middle/Jr School		OTHER	Main Floor	18.5 x 12.1 Kayak
Exclusions		Fr Imm High School		Laundry	Main Floor	11.10 x 8.8
Association Fees		Other		Kitchen	Main Floor	20.3 x 8.7
Condo Corp #		Garage Details	None	Bath 1	2nd Level	4 Piece
Monthly Condo Fee		Parking Details	Several	Bedroom	2nd Level	13.8 x 11.8
Condo Fee Includes		Rental Income		Bedroom	2nd Level	12.4 x 9.7
		Mini/Mobile CSA/ABS#		OTHER	2nd Level	21.4 x 14.1 Media
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

This is truly an artist's dream come true! The open ocean is steps away. Whether you aspire to kayak in the morning or paint the sunsets, this gem outside Lunenburg will captivate your imagination. This home has several studio-ready spaces, a designer kitchen and bathroom, lots of light, fully move-in ready with nothing to do but get on with your life! The current owners have done extensive renovations using good, quality materials and finished with a tasteful palette of colours. If you work from home there are few places that can match this, layout-wise. Seasonal or year-round, a home like this is hard to find. Call today!

Property Features

BUILDING STYLE	2 Level	GARAGE	None
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Gravel
BASEMENT	Crawl Space, Undeveloped	FEATURES	Patio, Wood Stove(s)
FOUNDATION	Other	APPLIANCES INCLUDED	Range, Dishwasher, Refrigerator
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	None
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	View: Ocean
FLOORING	Engineered Hardwood, Other	LAND FEATURES	Cleared, Landscaped, Level, Year Round Road
HEATING/COOLING TYPE	Forced Air, Furnace, Stove		
FUEL TYPE	Oil, Pellet, Wood		
WATER SOURCE	Dug		
SEWAGE DISPOSAL	Septic		
UTILITIES	Electricity, High Speed Internet, Telephone		



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



List Office

Red Door Realty

MLS # 201615329

List Price \$229,000

Status: ACT

Class: RE

Address 38 The Lane

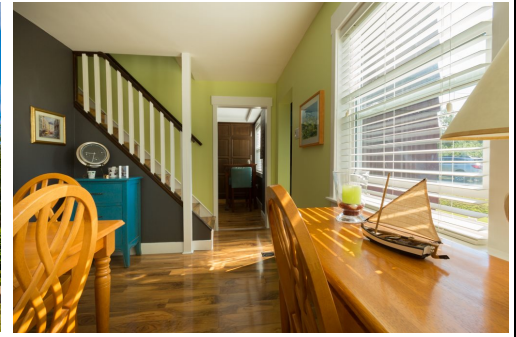
Community BLUEROCKS

Province NS

Postal Code B0J 2C0

Listing Office:

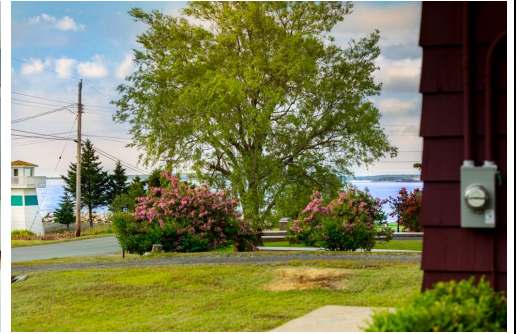
Red Door Realty



Data provided by the Nova Scotia Association of REALTORS®.

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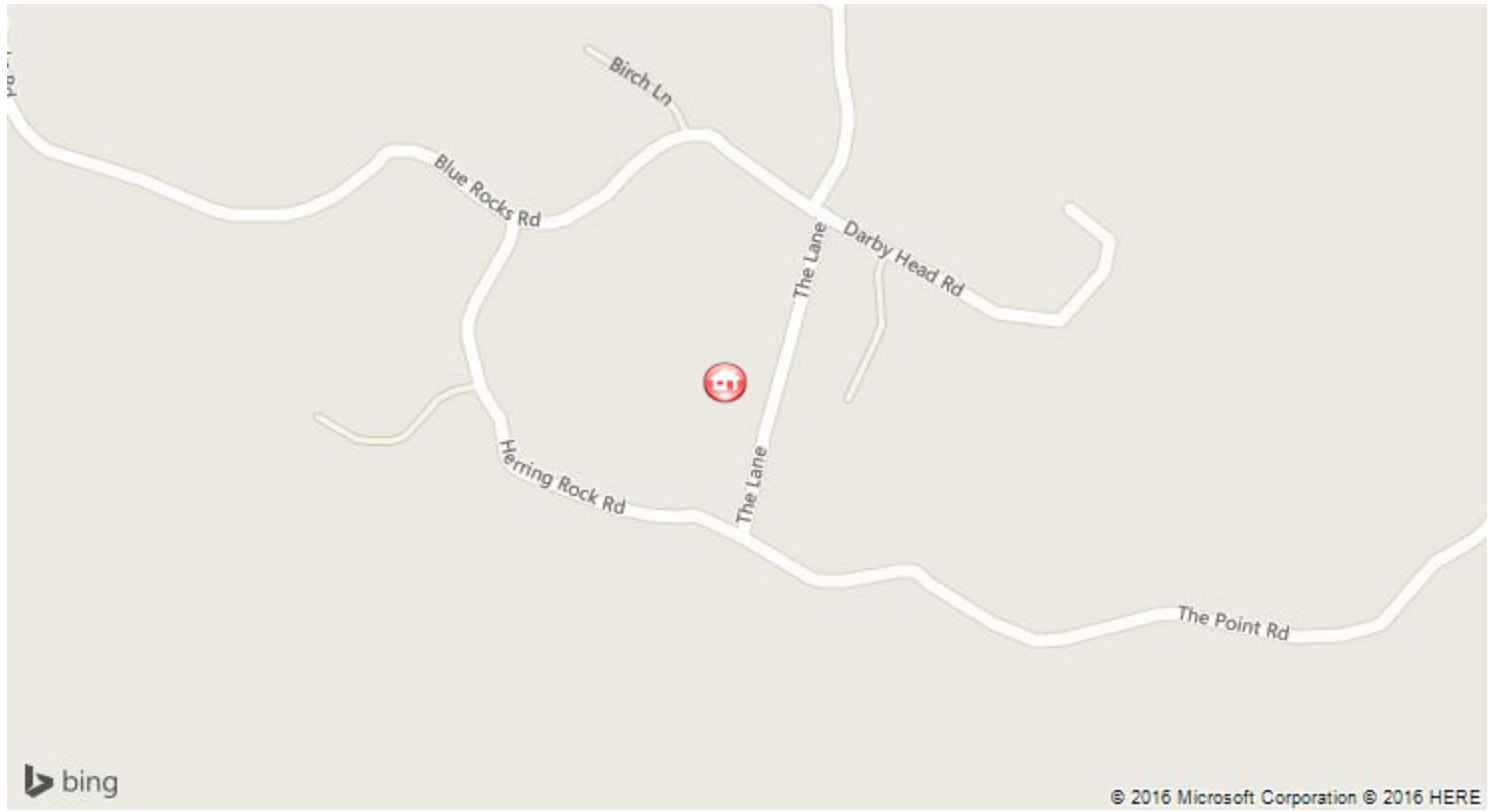
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