



MLS Client View - RESIDENTIAL

MLS #	201703633	Number of Bedrooms	2
PID #	60063385	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	SOLD	Building Age	127
Listing Price	\$434,500	Year Built Unknown	
Selling Price	\$0	Total Fin SqFt (TLA)	1,780
Address	216 Montague Street	Square Footage (MLA)	1,280
Address 2	Old-Town Lunenburg	Building Dimensions	23' x 28'
Community	Lunenburg	Lot Size	2,872 sq ft
District	405-Lunenburg County	Garage	No
Sub-District	B1	Waterfront	No
Style	Detached		

Directions to Property

Old-Town Lunenburg, Montague Street at the base of Kempt Street, overlooking the Lunenburg waterfront.

Closing Date 5/31/2017

General Property Information:

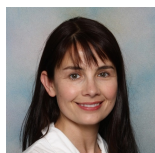
Prop Knwn As/Bdy of Water	Lunenburg Harbour	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	12.2 x 11.1 + bay
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	13.5 x 8.6
Zoning	OTR - Res	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	12.3 x 11.5
Inclusions	fridge, stove, dishwasher, washer & dryer	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Bath 1	Main Floor	2-pc
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Foyer	Main Floor	7 x 7
Condo Corp #		Other	South Shore Waldorf School & Kindergarten	Master Bedroom	2nd Level	17.5 + 2.2 x 9.9
Monthly Condo Fee		Garage Details		Bedroom	2nd Level	11.8 x 9.8 (plus
Condo Fee Includes		Parking Details	paved off-street parking space	Bath 2	2nd Level	4-pc
		Rental Income	No	Laundry	2nd Level	7 x 4
		Mini/Mobile CSA/ABS#		Family Room	Lower	19 x 25
		Mini/Mobile Serial #				
		Mobile/Leased Land				
		Fees				

Property Overview

Renovated and updated character home in Old-Town Lunenburg, with outstanding panoramic views of Lunenburg Harbour across to Bluenose Golf Club and out to Lunenburg Bay.

Property Features

BUILDING STYLE	2 Storey	DRIVEWAY/PARKING	Paved, Single
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Deck, Shed
BASEMENT	Full, Fully Developed, Walkout	FEATURES	Balcony, Wood Stove(s)
FOUNDATION	Stone	RENTAL EQUIPMENT	None
EXTERIOR FINISH	Wood Siding	WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
ROOF	Asphalt Shingle	LAND FEATURES	Year Round Road
FLOORING	Ceramic, Hardwood, Softwood	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
HEATING/COOLING TYPE	Forced Air, Hot Water, Stove		
FUEL TYPE	Electric, Wood		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



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

List Office

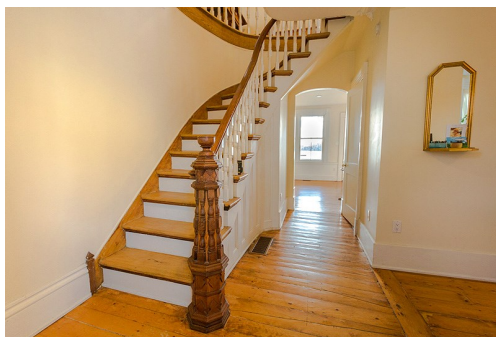
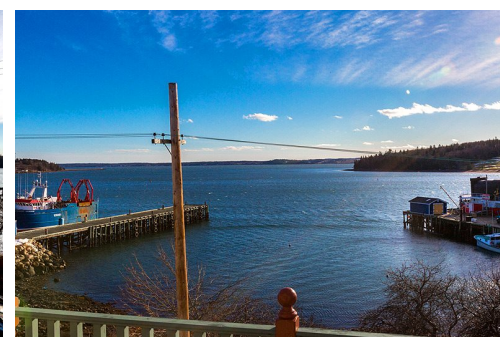
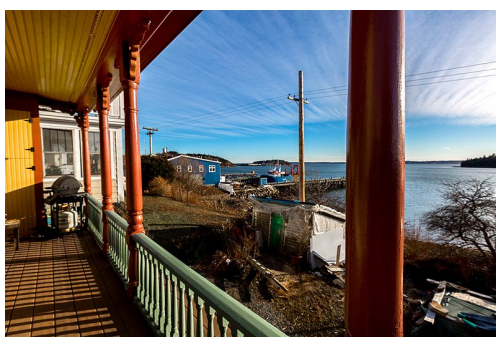
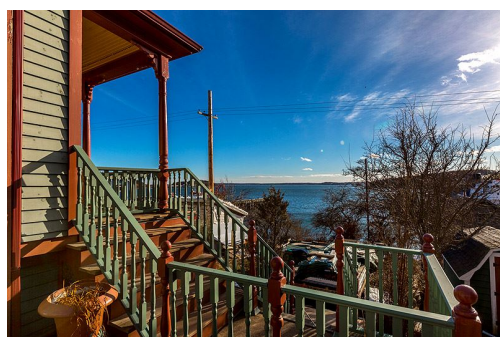
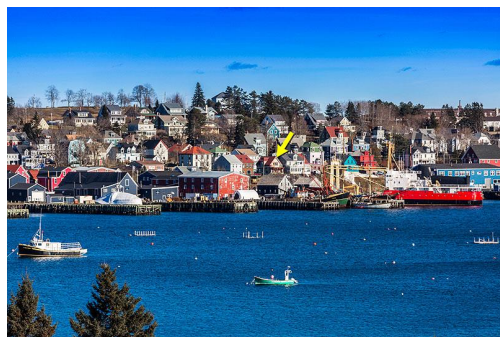
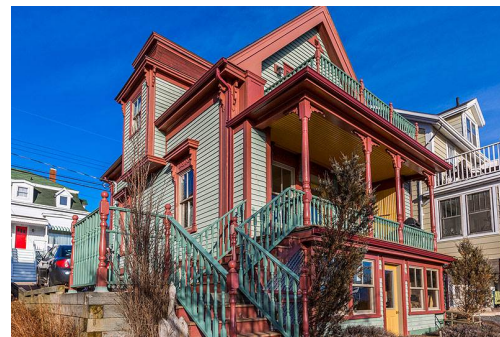
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MLS # 201703633
List Price \$434,500
Status: SLD
Class: RE

Address 216 Montague Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

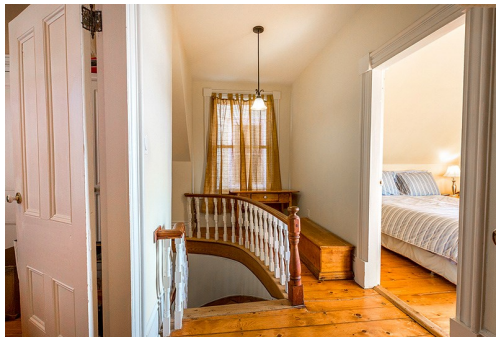
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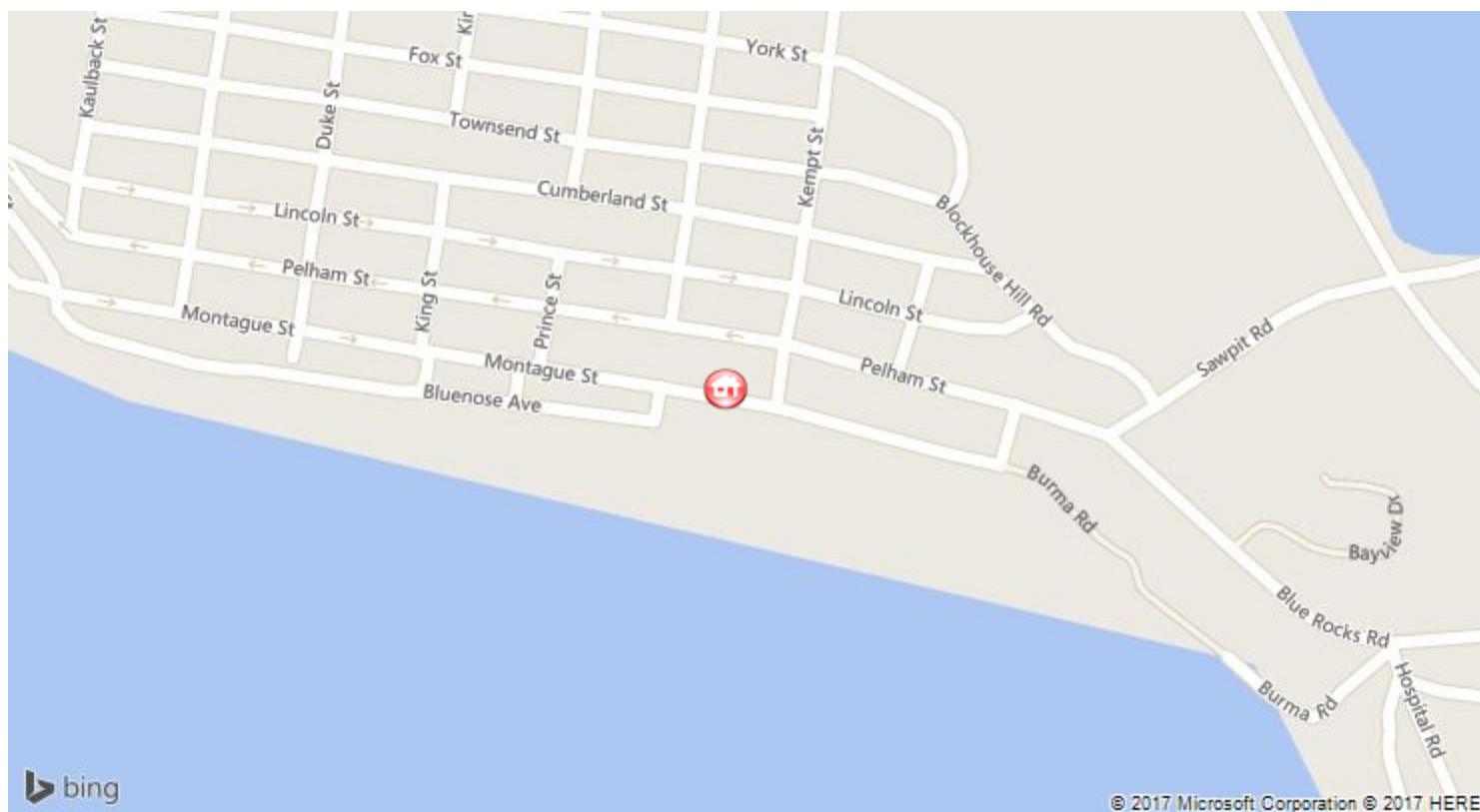
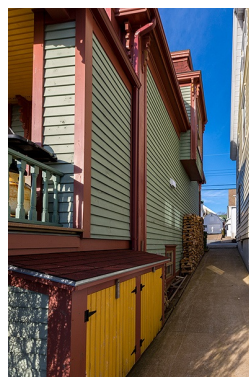
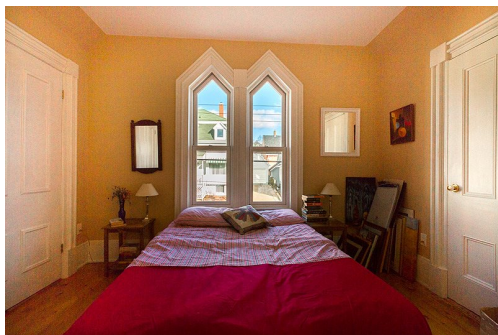
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