



MLS Client View - RESIDENTIAL

MLS #	201712468	Number of Bedrooms	3
PID #	60168036	Master On Main Floor?	Yes
Additional PID		Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	12
Listing Price	\$1,390,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	2,408
Address	46 Shore Road	Square Footage (MLA)	2,408
Address 2	Lunenburg	Building Dimensions	irregular (70 x 27 + 41 x 22)
Community	Garden Lots	Lot Size	37,516 sq ft (.86 acres)
District	405-Lunenburg County	Garage	Yes
Sub-District	B1		
Style	Detached		

Directions to Property

Town of Lunenburg: Follow Pelham Street to where it turns into Blue Rocks Road at the eastern end of town, then veer to the right onto Shore Road. The driveway for #46 is on your right about 200 meters up Shore Road. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Lunenburg Bay, Lunenburg Harbour
Water Harbour
Water Frontage Meas 246.00
Water Frontage Units Feet
Zoning RES
Inclusions wharf and docking facilities, Thermador propane range, refrigerator, dishwasher, microwave, 2 Sub-Zero wine coolers, washer & dryer, laundry room fridge, ice machine, central vac

Exclusions
Association Fees
Condo Corp #
Monthly Condo Fee
Condo Fee Includes

Elementary School Bluenose Academy
Middle/Jr School Bluenose Academy
High School Park View Education Centre
Fr Imm Elementary School Centre scolaire de la Rive Sud (P-12)
Fr Imm Middle/Jr School Centre scolaire de la Rive Sud (P-12)
Fr Imm High School Centre scolaire de la Rive Sud
Other South Shore Waldorf School & Kindergarten
Garage Details attached double, heated
Parking Details interlocking brick driveway, plus additional parking area for multiple vehicles.

Rental Income
Mini/Mobile CSA /ABS#
Mini/Mobile Serial #

ROOM TYPE	LEVEL	ROOM
Living Room	Main Floor	17.8 x 17.6
Kitchen	Main Floor	32.2 x 17.6 w/ Dining
Foyer	Main Floor	14.10 x 8.8
OTHER	Main Floor	14.9 x 4.10 - Hallway
Bath 1	Main Floor	6.8 x 5.5 (2-pc)
Master Bedroom	Main Floor	16.3 x 15.10
Ensuite Bath 1	Main Floor	15.9 x 7.9 plus jogs
OTHER	Main Floor	6.8 x 4.10 - "His"
OTHER	Main Floor	7 x 5 plus jog - "Her"
Bedroom	Main Floor	17 x 9.11
Bedroom	Main Floor	12.8 x 10 plus jog (or
Bath 2	Main Floor	8.2 x 5 (4-pc)
OTHER	Main Floor	17.6 x 5 - Back Corridor
LAUND	Main Floor	11.11 x 7.3 less jog

Property Overview

If your checklist includes the following, then HERE'S THE PROPERTY FOR YOU!... ..Superlative-Elevated views over Lunenburg Harbour and historic Old-Town <check!> ...All One-Floor Living <check!> ...Open Plan layout with 18' vaulted ceiling <check!> ...Custom Cabinetry and exquisite granite countertops <check!> ...Thermador & Sub-Zero appliances <check!> ...Palatial Master Suite with its own view-filled verandah <check!> ...Economical Heat-Pump heating and air conditioning <check!> ...Unsurpassed Landscaping <check!> ...To-Dream-for detached Artist Studio overlooking the Harbour <check!> ...Spacious Dock with 2 commercial-grade boat-lifts <check!>... ..For the privacy-seeker, the Skipper's House positioning below the street grade near the end of non-thoroughfare Shore Drive is perfect. At the same time, one couldn't imagine a more perfect property for sensational entertaining. The flow-through layout merges the impressive Great Room with an expansive verandah and beautiful garden walks...all of it enveloped in the most stunning elevated view-plane Lunenburg has to offer. Bring on the TALLSHIPS...the Skipper is at home on his bridge!

Property Features

BUILDING STYLE	Contemporary, 1 Level
PROPERTY SIZE	0.5 to 0.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Concrete
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Carpet, Marble, Slate, Softwood
HEATING/COOLING TYPE	Central Air, Fireplace, Heat Pump -Ducted
FUEL TYPE	Electric, Propane
WATER SOURCE	Dug, Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE DRIVEWAY /PARKING STRUCTURES FEATURES	Attached, Double, Heated, Wired Double, Interlocking, Multi, Parking Spaces(s) Deck, Patio, Dock, Wharf Central Vacuum, Ensuite Bath, HRV (Heat Rcvry Ventln), Propane Fireplace, See Remarks
APPLIANCES INCLUDED	Central Vacuum, Range - Gas, Dishwasher, Dryer, Washer, Refrigerator, Wine Fridge, Water Softener, Other
RENTAL EQUIPMENT	Propane Tank
WATER FRONTAGE	Bay, Harbour, Ocean
WATER ACCESS /VIEW	Access: Bay, Access: Boat, Access: Harbour, Access:



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RED DOOR REALTY - 16940



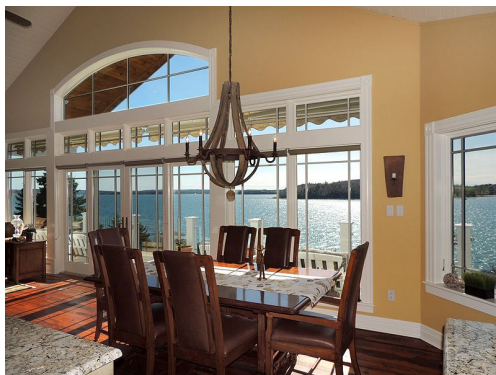
List Office

RED DOOR REALTY - 16940

MLS # 201712468
List Price \$1,390,000
Status: ACT
Class: RE

Address 46 Shore Road
Community GARDENLOT
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



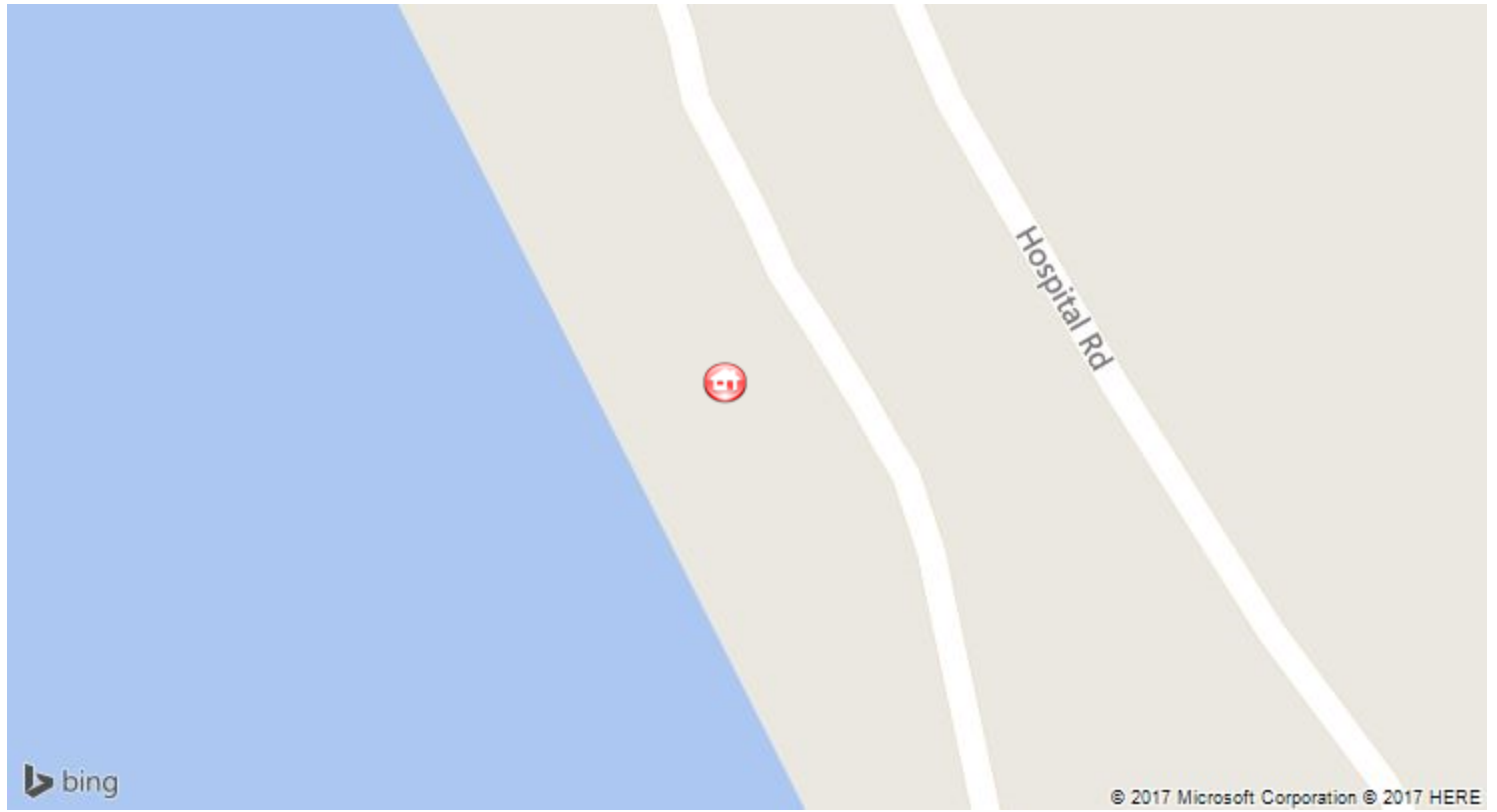
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