



MLS Client View - RESIDENTIAL

MLS #	201712268	Number of Bedrooms	4
PID #	60165867	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	150
Listing Price	\$445,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	1,838
Address	768 Masons Beach Road	Square Footage (MLA)	1,838
Address 2	Lunenburg	Building Dimensions	30' x 25' + 13' x 13'
Community	First South	Lot Size	29.4 acres
District	405-Lunenburg County	Garage	Yes
Sub-District	B3	Waterfront	Yes
Style	Detached		

Directions to Property

From Lunenburg, over Golf Course Hill on Mason's Beach Rd; or from First South on Hwy 332, turn onto to Mason's Beach Rd. (approx. 4 km from town going either direction). Realty sign posted.

Closing Date

General Property Information:

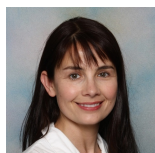
Prop Knwn As/Bdy of Water	Upper South Cove	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	11.25 x 13.5 + 10.5 x 8
Water Frontage Units		High School	Park View Education	Dining Room	Main Floor	17.5 x 14
Zoning	NA		Centre	Kitchen	Main Floor	15.5 x 12.5
Inclusions		Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	OTHER	Main Floor	9 x 7.5 (Pantry)
Exclusions	fridge, washer	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	10 x 8.75
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Mud Room	Main Floor	9 x 3
Condo Corp #			South Shore Waldorf School & Kindergarten	Bedroom	2nd Level	12.5 x 12
Monthly Condo Fee		Other	attached (to boathouse), single	Bedroom	2nd Level	12.5 x 12.25
Condo Fee Includes		Garage Details		Bedroom	2nd Level	12.5 x 10
		Parking Details		Bedroom	2nd Level	12.25 x 11.5
		Rental Income		Bath 1	2nd Level	11.5 x 6.5 (4-pc)
		Mini/Mobile CSA/ABS#		Storage	2nd Level	11.5 x 4.75
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

HOMESTEAD with a HEART: Here's an expansive property to fall in love with...and your love affair with it won't be the first. Perhaps it began with the original (1811) grantees, surnamed Acker and Shuffleburg, both with the affectionate given name of VALENTINE. The present family has been happily married to this land for over a century, and it is they who carved out the large heart-shaped pond in the shade of an array of characterful trees behind the house. The romantic pond is today engulfed in a sea of bright yellow marsh marigolds and is home to a pair of adoring mallards (who just may be in a family-way) to welcome the new owners. The property is situated just outside of Lunenburg, starting on the shore of Upper South Cove and ascending up verdant terraced pastures to highland woods (29 acres in all!). Overlooking the cove proudly stands the single-peaked carpenter gothic home, ready for new inspiration, romantic or otherwise. The home is "dated", but has been well-maintained and not suffered the hodgepodge of DIY renovations that afflict many houses of the period. At a respectable distance behind the house there is a massive barn (57' x 35') with a towering loft right out of Huck Finn...a palace for critters and craftsmen. And, down on the shore there is a substantial boathouse and attached garage. This property has-it-all...all it needs is YOU. Come see and be inspired.

Property Features

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Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



List Office

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MLS # 201712268

Address 768 Masons Beach Road

Listing Office:

List Price \$445,000

Community FIRSTSOUT

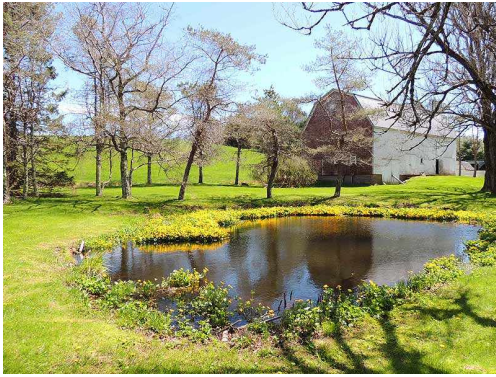
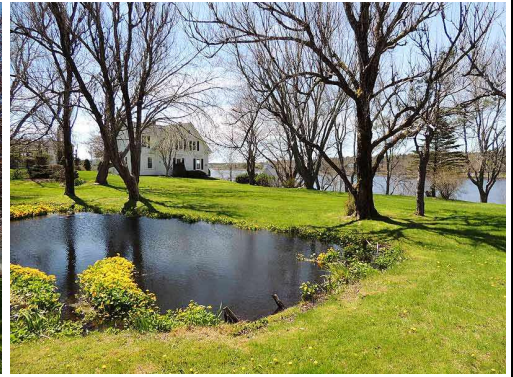
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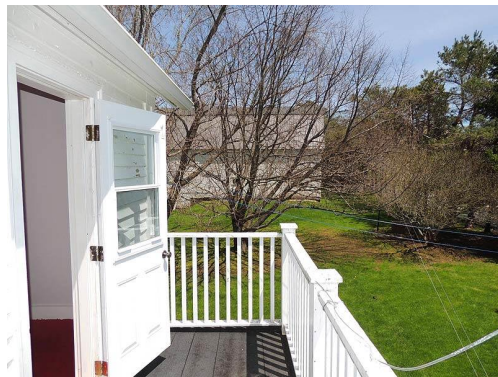
Province NS

Class: RE

Postal Code B0J 2C0



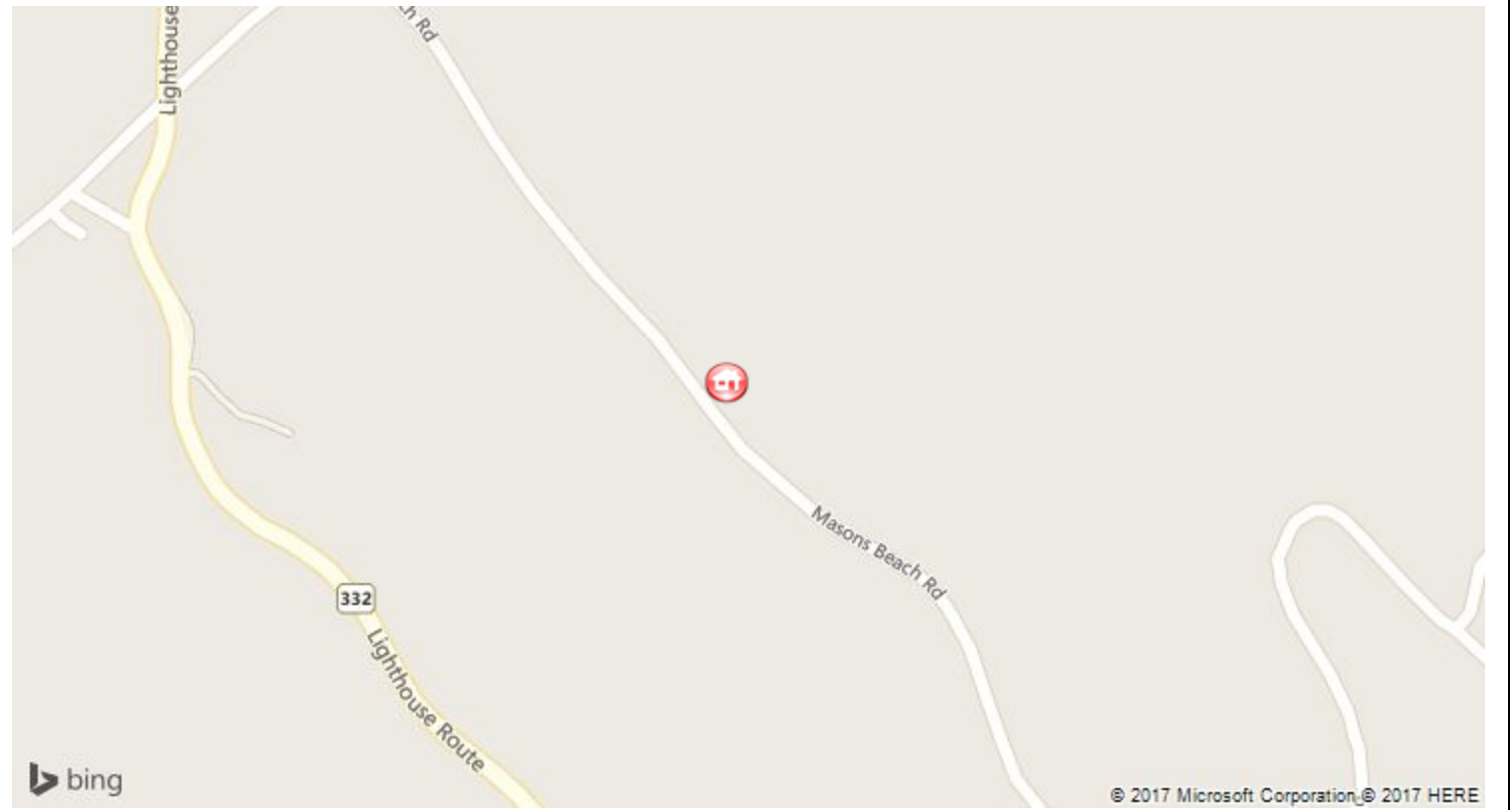
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