

MLS Client View - RESIDENTIAL

MLS #	201713218	Number of Bedrooms	2
PID #	60168044	Master On Main Floor?	Yes
Additional PID		Full Baths	1
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	60
Listing Price	\$545,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	1,106
Address	58 Shore Road	Square Footage (MLA)	1,106
Address 2	Lunenburg	Building Dimensions	42.8 x 25.6 + 6.1 x 5.5
Community	Garden Lots	Lot Size	20,938 sq ft (.48 acres)
District	405-Lunenburg County	Garage	No
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 #58 is on your right about 300 meters up Shore Road. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Lunenburg Bay & Lunenburg Harbour	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas	68.00	Middle/Jr School	Bluenose Academy	Living Room	Main Floor	18 x 12
Water Frontage Units	Feet	High School	Park View Education Centre	Dining Room	Main Floor	13.6 x 7.9
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	17.5 x 16.7
Inclusions	fridge, propane range, dishwasher, microwave, propane fireplace, washer & dryer	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Mud Room	Main Floor	5.8 x 4.4
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Bedroom	Main Floor	11.10 x 10.10
Association Fees		Other	South Shore Waldorf School & Kindergarten	Bedroom	Main Floor	11.10 x 10.4
Condo Corp #		Garage Details		Bath 1	Main Floor	7.3 x 5.11 (4-pc)
Monthly Condo Fee		Parking Details	gravel driveway			
Condo Fee Includes		Rental Income				
		Mini/Mobile CSA/ABS#				
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

Second only to the "Skipper" (see MLS 201712468) in the commanding view over Lunenburg Harbour, the "Mate" has undeniable pride-of-place. The Mate is ever on-watch and sees all the comings and goings in the busy historic harbour. Watching from this top-mast position easily becomes a preoccupation...definitely beats television! The Mate's quarters are spacious and well appointed, with custom-built kitchen cabinetry crafted from rich woods reminding him of the exotic tree trade of the Indies. In fact the super-bright quarters as a whole have a happy Caribbean feel about them. The kitchen-dining area flows through onto the deck with a solid foundation footprint nearly equal to the house itself. Below this are the terraced lawns extending down to 68' of direct ocean frontage on Lunenburg Harbour (an honour only bestowed on the highest ranking officers). And with a generous lot size of nearly 21,000 sq ft, there is plenty of opportunity for expanding the Mate's Quarters if promotion to Captain comes in the future.

Property Features

BUILDING STYLE	Bungalow, 1 Level	DRIVEWAY/PARKING STRUCTURES	Gravel, Multi, Parking Spaces(s) Deck
PROPERTY SIZE	Under 0.5 Acres	FEATURES	Propane Fireplace, See Remarks
BASEMENT	Full, Undeveloped, Walkout	RENTAL EQUIPMENT	Propane Tank
FOUNDATION	Concrete	WATER FRONTAGE	Bay, Harbour, Ocean
EXTERIOR FINISH	Wood Shingles	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Harbour, Access: Ocean, View: Bay, View: Harbour, View: Ocean
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
FLOORING	Ceramic, Engineered Hardwood	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
HEATING/COOLING TYPE	Forced Air, Furnace, Stove		
FUEL TYPE	Oil, Propane		
WATER SOURCE	Dug, Well		
SEWAGE DISPOSAL	Holding Tank		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



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RED DOOR REALTY - 16940



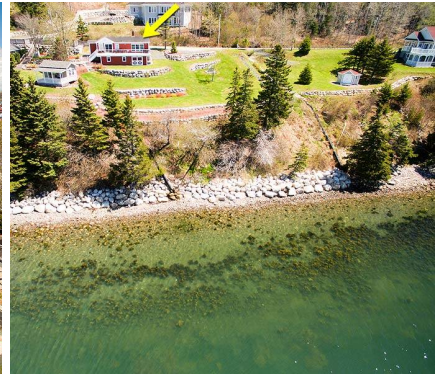
List Office

RED DOOR REALTY - 16940

MLS # 201713218
List Price \$545,000
Status: ACT
Class: RE

Address 58 Shore Road
Community GARDENLOT
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



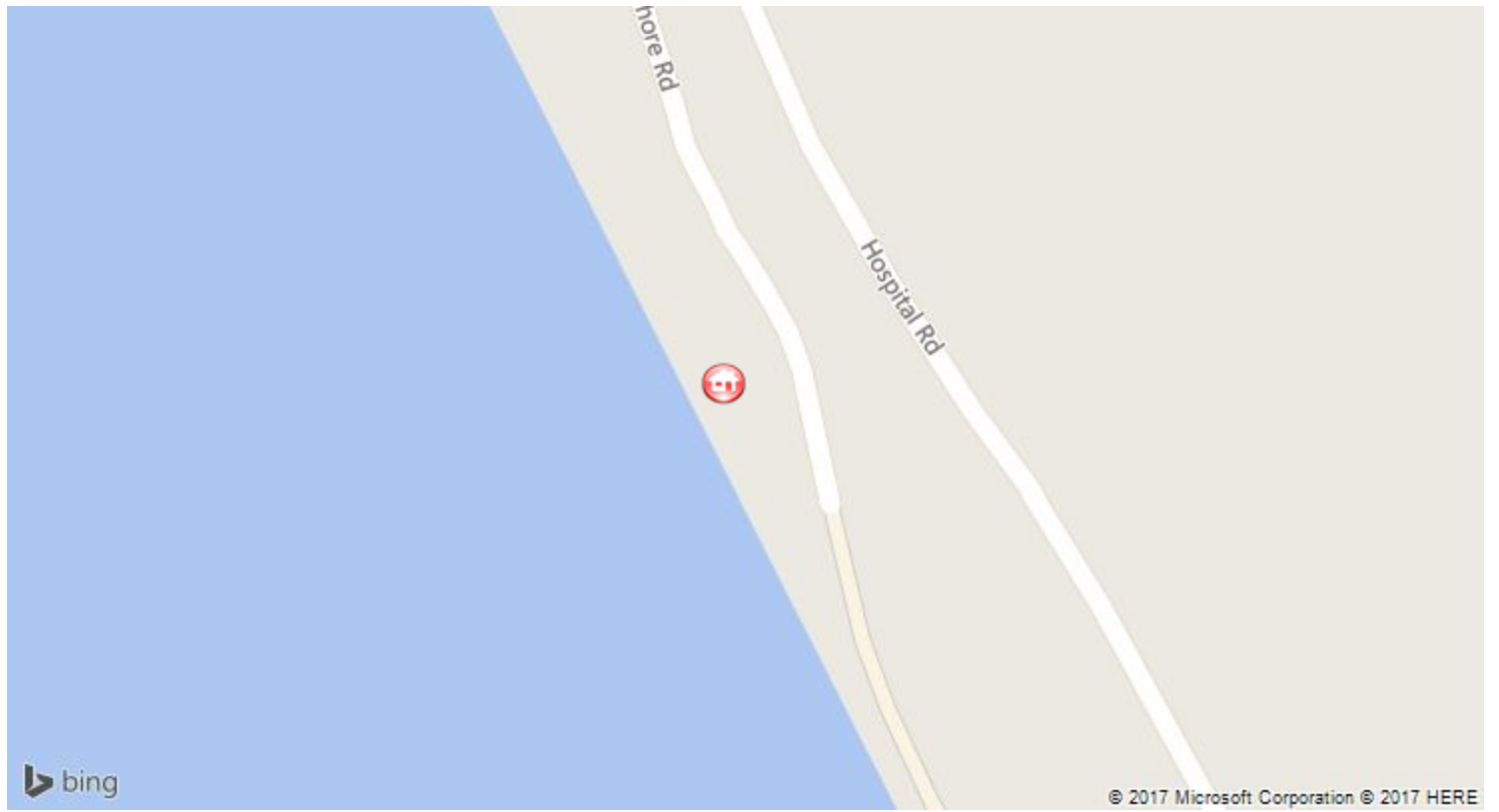
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