



MLS Client View - RESIDENTIAL

MLS #	201721875	Number of Bedrooms	4
PID #	60057676	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	18
Listing Price	\$289,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	1,845
Address	20 Kinley Drive	Square Footage (MLA)	1,265
Address 2		Building Dimensions	28.5 x 20.5 + 24.5 x 18 + 20.5 x 12
Community	Lunenburg	Lot Size	10,002 sq ft (.23 acres)
District	405-Lunenburg County		
Sub-District	B1		
Style	Detached		

Directions to Property

Town of Lunenburg: Follow Cornwallis Street all the way to its end at the back harbour side of town, then turn left onto Kinley Drive. Civic #20 is at the very end and the only house on the right side of the street. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Lunenburg Back Harbour	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	13 x 12
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	9.5 x 8
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	9.5 x 9
Inclusions	dishwasher, microwave /rangehood	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Workshop	Main Floor	19 x 11.5
Exclusions	fridge, stove, washer & dryer	Fr Imm High School	Centre scolaire de la Rive Sud	Master Bedroom	2nd Level	13 x 11
Association Fees		Other	South Shore Waldorf School & Kindergarten	Ensuite Bath 1	2nd Level	9 x 5 (4-pc, jack-&-jill)
Condo Corp #		Garage Details		Bedroom	2nd Level	10.5 x 9
Monthly Condo Fee		Parking Details	gravel driveway	Bedroom	2nd Level	11 x 9
Condo Fee Includes		Rental Income		Family Room	Lower	14.5 x 12
		Mini/Mobile CSA/ABS#		Bedroom	Lower	11 x 10
		Mini/Mobile Serial #		Bath 2	Lower	11 x 7 (2-pc)
		Mobile/Leased Land Fees		Laundry	Lower	9 x 6

Property Overview

In town, but out of the way, this lovely contemporary home enjoys a wonderful perspective over Lunenburg Back Harbour. With its own mini-wilderness backyard and private little bridge onto the walking trail, one can't imagine a more magical place for children to grow up, or the not-so-young to take their daily stroll with old Bowser. This home has only had one family ownership, and it shows. It was a thoughtfully customized side-split design from day-one (1999), family focused and lovingly maintained. The main-level open-plan living-dining-kitchen opens invitingly onto a huge back deck for large gatherings over the BBQ or quiet evenings watching the lobster boats come to roost. The kitchen is not large, but beautifully appointed for serious foodies. Note the elegantly stylized half stairs taking you up to two bright bedrooms, plus a large (Jack & Jill) ensuite master with panoramic views over Back Harbour. Downstairs offers up another well-lit bedroom, half bath, a very spacious sitting/TV room with access to the side-yard, and a pristine laundry room. That's just the beginning, but you will have to come for a viewing to see it all...and feel the love.

Property Features

BUILDING STYLE	Side Split	GARAGE	None
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Gravel
BASEMENT	Crawl Space, Full, Partially Developed, Walkout	STRUCTURES	Deck, Shed
FOUNDATION	Concrete	FEATURES	Ensuite Bath, HRV (Heat Rcvry Ventln)
EXTERIOR FINISH	Vinyl	APPLIANCES INCLUDED	Dishwasher, Microwave Rng Hd Combo
ROOF	Asphalt Shingle	RENTAL EQUIPMENT	None
FLOORING	Carpet, Laminate, Softwood	WATER ACCESS/VIEW	View: Harbour, View: Ocean
HEATING/COOLING TYPE	Baseboard, Furnace, Hot Water	LAND FEATURES	Partial Landscaped, Sloping/Terraced, Wooded /Treed, Year Round Road
FUEL TYPE	Oil	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



ROGER DIAL - Main: 902-277-0593
roger@reddoorrealty.ca
RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 201721875
List Price \$289,000
Status: ACT
Class: RE

Address 20 Kinley Drive
Community LUNENBURG
Province NS
Postal Code B0J 2C0

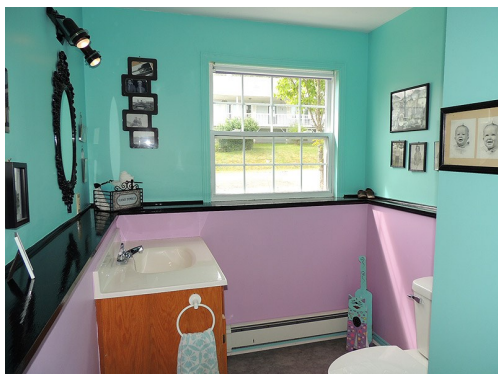
Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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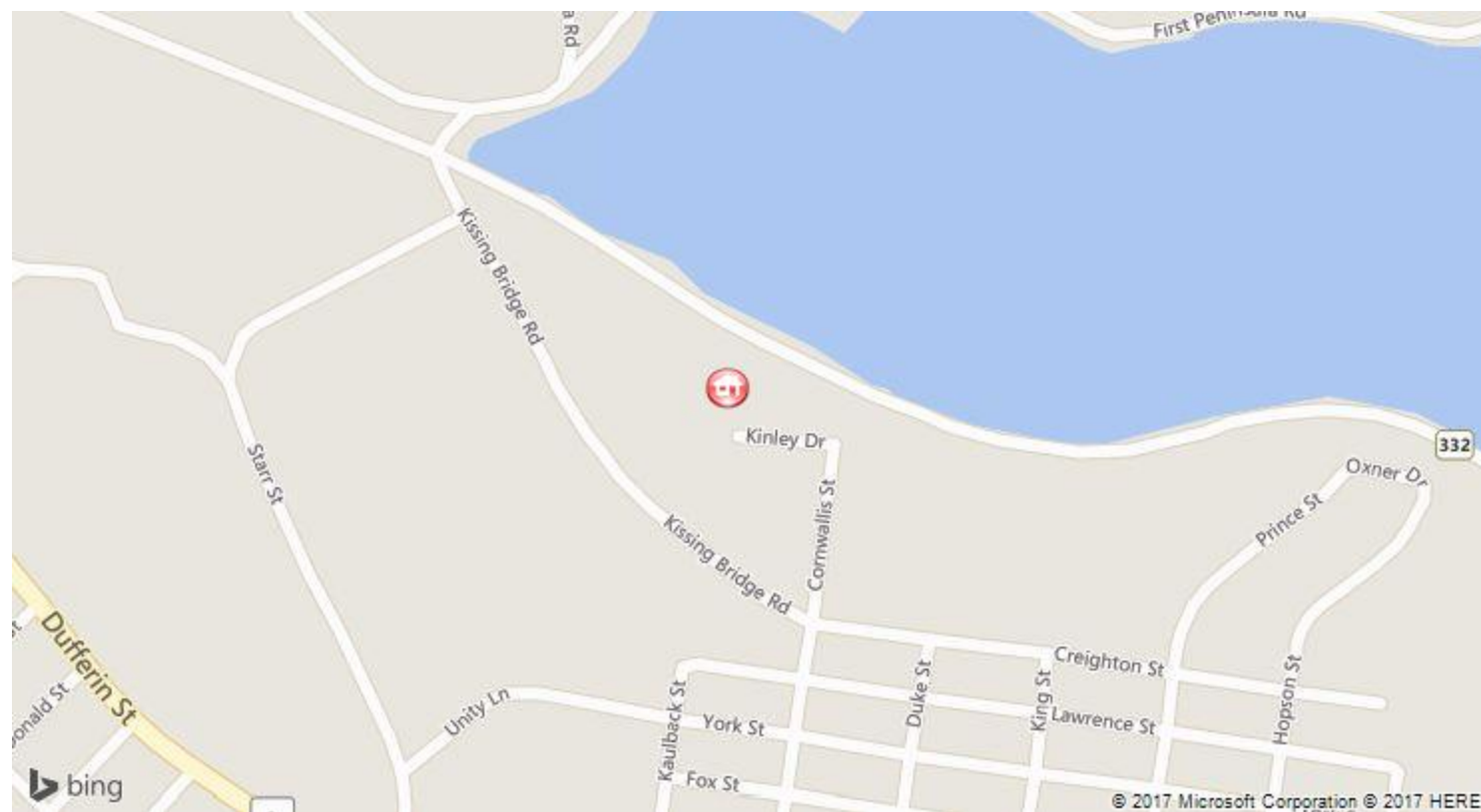
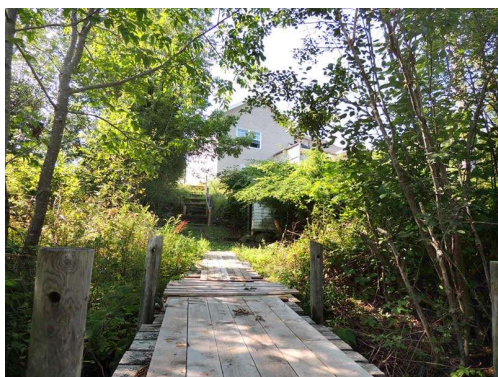
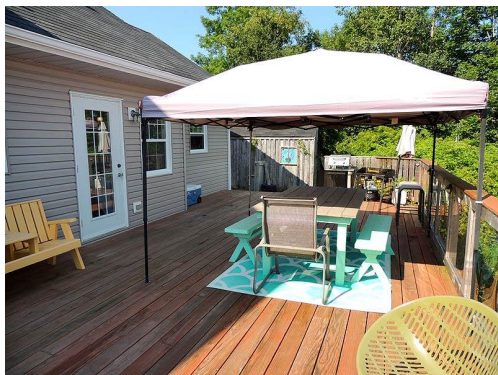
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