



MLS Client View - RESIDENTIAL

MLS #	201802097	Number of Bedrooms	3
PID #	60056710	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	138
Listing Price	\$298,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	2,050
Address	194 Dufferin Street	Square Footage (MLA)	2,050
Address 2		Building Dimensions	irregular
Community	Lunenburg	Lot Size	13,068 sq ft (.3 acres)
District	405-Lunenburg County	Garage	No
Sub-District	B1	Waterfront	No
Style	Residential		

Directions to Property

Town of Lunenburg: Top of Dufferin Street near Fisherman's Memorial Hospital. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	17 x 13
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	15 x 13.5
Zoning	RES			Kitchen	Main Floor	17 x 13
Inclusions	fridge, stove, dishwasher, microwave/range hood	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Foyer	Main Floor	12 x 13
Exclusions		Fr Imm Middle/Jr School	Riverside Education Centre 6-8	Mud Room	Main Floor	5 x 4
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Bedroom	2nd Level	13 x 13
Condo Corp #		Other	South Shore Waldorf School & Kindergarten	Bedroom	2nd Level	15 x 11.5
Monthly Condo Fee				Bath 1	2nd Level	12 x 7 (5-pc)
Condo Fee Includes				Bedroom	2nd Level	18 x 9
Plus Den Y/N				Ensuite Bath 1	2nd Level	2-pc
EnerGuide Rating? Y/N		Garage Details				
EnerGuide Rating (GJ/Year)		Parking Details	gravel driveway			
Date EnerGuide Obtained		Rental Income				
		Mini/Mobile CSA/ABS#				
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

STANDING TALL on the highlands of New Town with tree-top views over the Back Harbour, this statuesque late Victorian beauty has something for everybody...indeed, a lot of somethingS for a lot of different sortS of future occupants. For the young family there are spacious grounds, treed and landscaped to wilderness affect...play-space, imagination-space for any healthy wild bunch of youngsters. Inside, as well, the young will find a patchwork of interesting and private spaces, topped by a Narnia-esque attic, accessed by secret stairs. For the oldsters the interior spaces speak to aesthetic senses, a life-style marked by some decorum and the quiet appreciation of heritage in all its architectural form and detailed ornamentation. Inside and out, add up all the "somethingS" about this property and the feeling you get is "homey"...it is a comforting and lasting sort of feeling that will unite all the diverse personalities of the contemporary family.

Property Features

BUILDING STYLE	2.5 Storey	DRIVEWAY/PARKING	Double, Gravel
PROPERTY SIZE	Under 0.5 Acres	FEATURES	Ensuite Bath
BASEMENT	Partial, Undeveloped	APPLIANCES INCLUDED	Range - Electric, Dishwasher, Microwave Rng Hd
FOUNDATION	Stone		Combo, Refrigerator
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	None
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	View: Harbour
FLOORING	Hardwood, Laminate, Linoleum	LAND FEATURES	Landscaped, Year Round Road
HEATING/COOLING TYPE	Forced Air, Furnace	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
FUEL TYPE	Oil, Wood		
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 # 201802097
List Price \$298,000
Status: ACT
Class: RE

Address 194 Dufferin Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

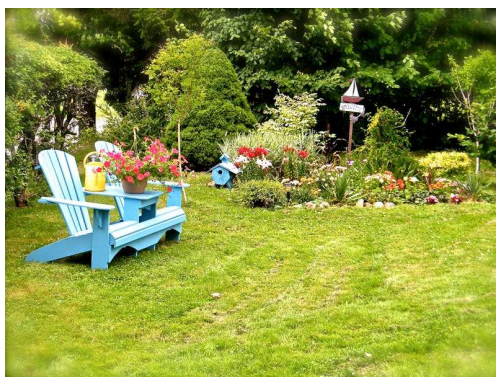
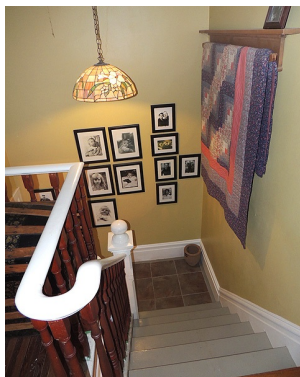
Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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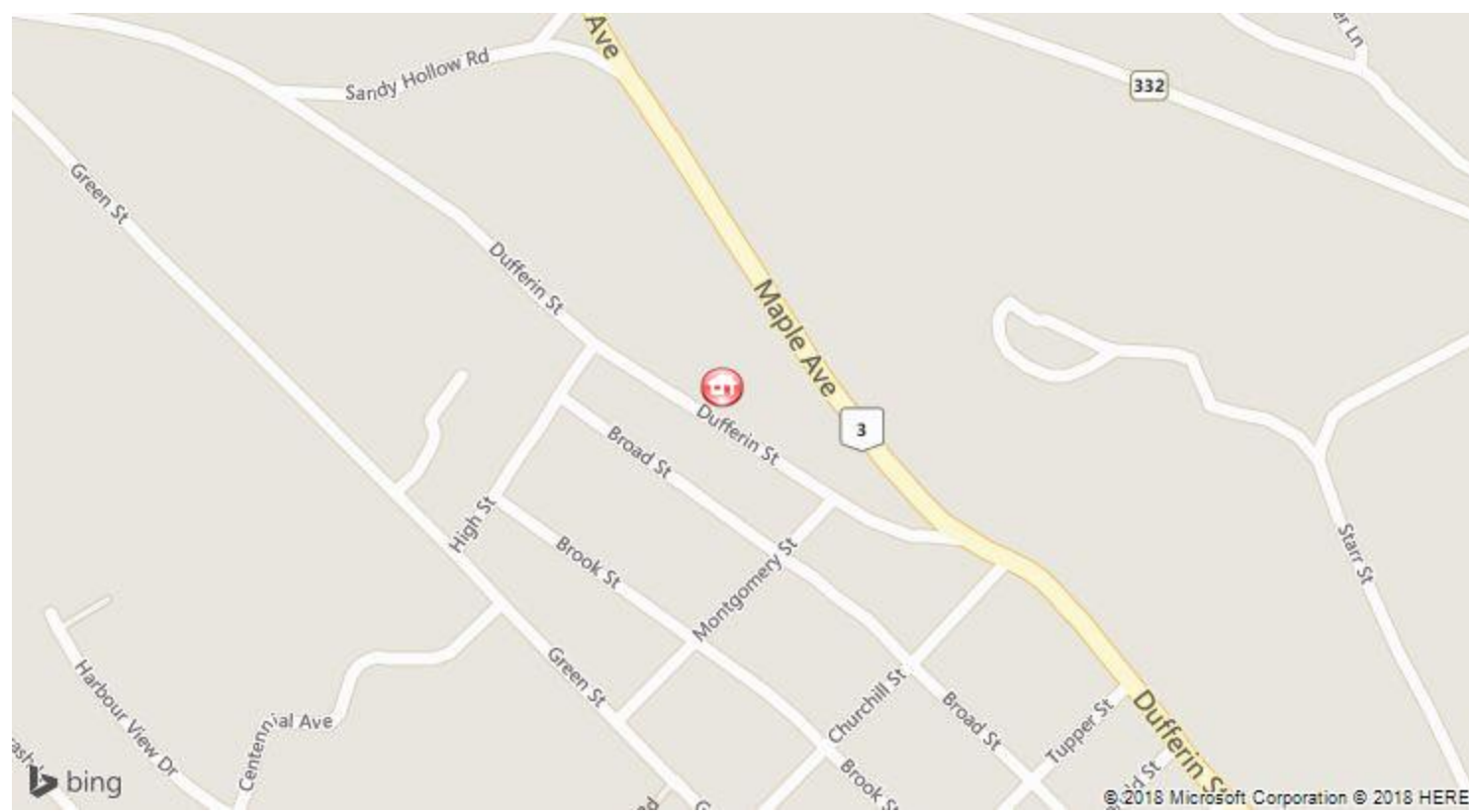
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