



Price:	\$335,000	MLS® #:	60482031
Status:	Active		
Legal Descr.:	106 TANNER SETTLEMENT RD		
Address:	LUNENBURG COUNTY, B0J 2C0		
City:			
Side of Road:		District:	SS DILUN
Lot Size:	2.4 ACRES	Sub-Dist:	B3
Water frontage:		Zoning:	NA
Sq. Footage (MLA):	1,562	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	2,918	Elem Schl:	BLUENOSE /SS WALDORF
Building Dimensions:	42.5 X 34.5 + 5 X 13.5		
Possession:	NEGOTIABLE		

Overview GET OUTTA' TOWN! Why sacrifice space & privacy for modern convenience when you can have it all...just 7 minutes outside of Lunenburg? 2.4 acres w/ a beautifully designed & constructed contemporary home with quality in all the finishes...this is not your run-of-the-mill subdivision home! Open-plan living/dining area adjoins large & well-equipped custom kitchen. 3 main floor bedrooms including spacious master w/ full ensuite, his-&-hers closets, and balcony overlooking lawn & gardens. Lower level features an expansive family room w/ French doors to stone patio, large den w/ broad bay window, a large media/rec room area, full bath w/ laundry, & storage room. A 5-zoned in-floor radiant heating system ensures comfort upstairs & down. 3 well-built outbuildings complement the residence in style: a large workshop w/ 2nd floor loft is ideal for the craftsman; a handsome garden shed – ample for all the yard tools; and a tidy little hen-house – enjoy your own fresh eggs! (now try that in town!)

Directions From Lunenburg, follow Route 332 south towards Riverport. Turn right onto Tanner Settlement Road (about 6 minutes outside of Lunenburg). Civic #106 is the 5th driveway on the right. Realty Sign posted.

Type:	Single Family	Heating:	Oil, Hot Water, Radiant, Furnace	Exterior:	Wood/Clapboard
Style:	Contemporary, Detached	Garage Type:	Other	Driveway:	Gravel
Title to Land:	Freehold	Water:	Drilled Well	Foundation:	Concrete, Full, Fully Developed, Walkout
Property Size:	1.0 -2.99 Acres	Sewer:	Septic	Features:	Deck/Patio, Satellite Dish, Ensuite, Air Jet Tub, HRV (Heat Recovery Ventilator), See Remarks, Balcony
Land Features:	Stream/Pond, Partial Landscaped, Sloping/Terraced, Partial Cleared, Year Round road	Services:	Electricity, Telephone, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road	Rental Equipm.:	None	Flooring:	Engineered Hardwood, Ceramic/Porcelain
Water Frontage:					

Inclusions All Appliances; Stove, Fridge, Dishwasher, Washer, Dryer, Window Treatments, Water Treatment System

Exclusions 2 Young Plum Trees

Bedrooms:	3+1	Sign:	Yes	HST:	NO	Garage:	No	Gar.Details:	WORKSHOP (28.5 X 20.5) & GARDEN SHED (8 X 10)
Bathrooms:	3 \	Lockbox:	Yes	PCDS:	Yes				
Rental Income:		Road:	Public	Matrim.:					
Building Age:	6-10	CSA #:	0	Serial #:	0	Waterfront:	No	Water:	
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	22 X 16 DINING COMBO	MAIN FLOOR	FOYER	11 X 5
MAIN FLOOR	KITCHEN	13 X 13	LOWER LEVEL	FAMILY ROOM	25 X 18
MAIN FLOOR	MASTER BEDROOM	17.5 X 13	LOWER LEVEL	DEN/OFFICE	15 X 14.5
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	9.5 X 7 (3 PC)	LOWER LEVEL	REC ROOM	19.5 X 11
MAIN FLOOR	BEDROOM	12 X 10	LOWER LEVEL	UTILITY	11 X 13
MAIN FLOOR	BEDROOM	12 X 9	LOWER LEVEL	BATH (# pieces 1-6)	10 X 9 3PC + LAUNDRY
MAIN FLOOR	BATH (# pieces 1-6)	9 X 6.5	LOWER LEVEL	STORAGE	9 X 7

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238**



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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