



Price: \$189,900	MLS® #: 60054715
Status: Conditional/Pending	
Condition Clause:	
Escape Clause:	
Legal Descr.:	
Address: 103 BROAD ST	
City: LUNENBURG, B0J 2C0	
Side of Road:	District: SS DILUN
Lot Size: 12,690 SQ FT	Sub-Dist: B1
Water frontage:	Zoning: RES
Sq. Footage (MLA): 1,760	Sec. School: PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA): 1,760	Elem Schl: BLUENOSE /SS WALDORF
Building Dimensions: 34.9 X 30.9	
Possession: NEGOTIABLE	

Overview Family-Friendly or Retirement-Ready, this solidly built 1950s English Cottage style home is larger than it looks, & a real surprise inside! 1760 sf of living space on 2 levels, w/ 4 bedrooms, including Master on main level, offering one-level living. Large Living Rm adjoins Dining Rm, a fresh & bright kitchen, & main floor full bath. 3 more Bedrooms on the 2nd floor and LOTS of storage space. Basement has excellent height & walk-out to the side yard. A unique home on a large corner lot in a quiet neighbourhood; perfect for young families & retirees alike. The house sits back and is sheltered from the street by a stand of mature spruce trees & a majestic old oak with an expansive & sunny yard at the back. Completely rewired in 2011 & new 'Roth' oil tank, the home is solid & perfectly livable now, but with a few cosmetic updates (paint colors, flooring, etc), this well laid out home could easily be transformed into a chic contemporary residence ready for the pages of designer magazines.

Directions `New-Town` district of Lunenburg. Corner of Broad and Churchill Streets. Realty sign posted.

Type: Single Family	Heating: Oil, Forced Air	Exterior: Aluminum
Style: 1.5 Storey, Detached	Garage Type: Parking Space(s)	Driveway: Double, Paved
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Undeveloped, Full, Walkout
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: See Remarks
Land Features: Level, Landscaped	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Water Access/View: Access: Year Round Road	Rental Equipm.: None	Flooring: Carpet, Tile/Lino
Water Frontage:		

Inclusions fridge, stove, washer & dryer, ping-pong table
Exclusions garden shed (negotiable)

Bedrooms: 4	Sign: Yes	HST: NO	Garage: No	Gar.Details: 2 PAVED DRIVEWAYS (ONE ON EACH STREET)
Bathrooms: 1 \	Lockbox: Yes	PCDS: Yes	Waterfront: No	Water:
Rental Income:	Road: Public	Matrim.:		
Building Age: 41-60	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19.8 X 12.2	MAIN FLOOR	FOYER	9.6 X 7.3
MAIN FLOOR	DINING ROOM	12.2 X 9.4	MAIN FLOOR	MUD ROOM	6.10 X 5
MAIN FLOOR	KITCHEN	15.4 X 9.4	2ND FLOOR	BEDROOM	20 X 12.3
MAIN FLOOR	MASTER BEDROOM	13.2 X 12.6	2ND FLOOR	BEDROOM	12.3 X 11.5
MAIN FLOOR	BATH (# pieces 1-6)	9 X 6.8 + JOG	2ND FLOOR	BEDROOM	12.3 X 8.2

Betterment Charges:

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

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



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