



Price:	\$278,500	MLS® #:	60669637
Status:	Active		
Legal Descr.:			
Address:	65 HEBB ST		
City:	LUNENBURG, B0J 2C0		
Side of Road:		District:	SS DILUN
Lot Size:	11,673 SQ FT	Sub-Dist:	B1
Water frontage:		Zoning:	RES
Sq. Footage (MLA):	2,116	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	2,116	Elem Schl:	BLUENOSE /SS WALDORF
Building Dimensions:	46' X 27'		
Possession:	NEGOTIABLE		

Overview	What's New?...Not much, if you're talking houses in Lunenburg. Here's a rare opportunity to enjoy the comfort & efficiency of a brand new home in one of Nova Scotia's finest communities, & peace of mind for years to come with a 7-yr Atlantic Home Warranty. The thoughtfully designed split-entry features pot-lighting, superior grade interior trimwork, custom hardwood staircase & railings, & beautiful windows throughout. Open Plan Main Living Area flows from Living Rm to spacious Kitchen & Dining Rm and extends thru patio doors to a sunny back deck. 4 Bedrooms/3 full baths, including Master w/ Ensuite. Lower level has terrific space for the family (or guests) to spread out w/ a large Rec Room, private Bedroom, full Bath/Laundry, plus storage & access to the built-in heated garage. Positioned well off the main road in an up-and-coming neighbourhood close to town amenities & services, rec centre & the new Bluenose Academy P-9 School. The perfect Family Home...just waiting for its 1st Family!
Directions	Town of Lunenburg: From Victoria Rd, turn onto James Rd and take the first left onto Hebb St. Follow Hebb St up to civic #65 on your left. Realty sign posted.

Type:	Single Family	Heating:	Electric, Baseboard	Exterior:	Vinyl
Style:	Split Entry, Detached	Garage Type:	Single, Heated, Built-in	Driveway:	Double, Gravel
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete, Full, Fully Developed, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Deck/Patio, Ensuite, HRV (Heat Recovery Ventilator), See Remarks
Land Features:	Level, Landscaped, Year Round road	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Water Access/View:	Access: Year Round Road	Rental Equipm.:	None	Flooring:	Ceramic/Porcelain, Laminate
Water Frontage:					

Inclusions	7-year Atlantic Home Warranty, all new Maytag stainless kitchen appliances (fridge, stove, dishwasher, rangehood/microwave)
Exclusions	

Bedrooms:	4	Sign:	Yes	HST:	YES	Garage:	Yes	Gar.Details:	BUILT-IN SINGLE, HEATED (19' X 13')
Bathrooms:	3 \ 0	Lockbox:	Yes	PCDS:	Yes				
Rental Income:		Road:		Matrim.:					
Building Age:	NE	CSA #:	NA	Serial #:	NA	Waterfront:	No	Water:	
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14.4 x 13.6	MAIN FLOOR	BATH (# pieces 1-6)	9.7 X 5.10 (4-PC)
MAIN FLOOR	KITCHEN	11.7 x 11.5	MAIN FLOOR	FOYER	8 X 6.10
MAIN FLOOR	DINING ROOM	11.7 x 10.3	LOWER LEVEL	REC ROOM	23.5 x 12.4
MAIN FLOOR	MASTER BEDROOM	13 x 11.6	LOWER LEVEL	BEDROOM	11.7 x 10.1
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	9.7 X 5.5 (4-PC)	LOWER LEVEL	BATH (# pieces 1-6)	9.6 X 8.5, W LAUNDRY
MAIN FLOOR	BEDROOM	10.3 X 10.3	LOWER LEVEL	STORAGE	10.1 x 5.10
MAIN FLOOR	BEDROOM	10.3 x 10.2	LOWER LEVEL	UTILITY	11 x 5

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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