



Price: <b>\$237,000</b>	MLS® #: <b>60059847</b>
Status: <b>Active</b>	
Legal Descr.: Address: <b>47 FOX ST</b> City: <b>LUNENBURG, B0J 2C0</b>	
Side of Road: Lot Size: <b>3229 SQ FT</b> Water frontage: Sq. Footage (MLA): <b>1,479</b> Total Fin SqFt.(TLA): <b>1,479</b> Building Dimensions: <b>22 X 27 + 5 X 13</b>	District: <b>SS DILUN</b> Sub-Dist: <b>B1</b> Zoning: <b>RES</b> Sec. School: <b>PARK VIEW EDU CENTRE</b> Elem Schl: <b>BLUENOSE ACA</b>
Possession: <b>NEGOTIABLE</b>	

**Overview** Life At The Top- Top of Academy Hill, that is, with cross-the-street access to the parkland surrounds of Lunenburg Academy. This 1908 addition to the Lunenburg Old Town inventory of well-crafted residences features exceptionally spacious and bright first floor rooms with open flow-through between them & out onto the wrap around veranda. The home has recently undergone a number of upgrades (new kitchen, half bath downstairs, new wiring, plumbing, insulation) & for the economy minded, features an electric-thermal storage heating system (ETS). Off the kitchen there is a pantry to die for. Upstairs one is greeted by a lovely curved balustrade and two large bedrooms, plus nursery. The master bedroom is ensuite (with a convenient laundry) and access to what could be a private sun deck overlooking the newly fenced back yard. Not surprisingly, given the green-thumb profession of the owner, the yard is nicely landscaped & the off-street parking is handsomely surfaced w/interlocking pavers.

**Directions** Old Town - around the corner from the Lunenburg Academy

Type: <b>Single Family</b>	Heating: <b>Electric, Other</b>	Exterior: <b>Vinyl, Wood/Clapboard</b>
Style: <b>2 Storey, Detached</b>	Garage Type:	Driveway: <b>Interlocking</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Undeveloped, Full, Other</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, Woodstove(s)</b>
Land Features: <b>Landscaped, Fenced</b>	Services: <b>Electricity, Telephone, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Water Access/View:	Rental Equipm.: <b>Propane Tank</b>	Flooring: <b>Hardwood, Softwood</b>
Water Frontage:		

**Inclusions** Fridge, Dishwasher, Blinds, Gas Range, Gas Over, Washer, Dryer, Woodstove

**Exclusions**


Bedrooms: <b>3</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>No</b>	Gar.Details: <b>NONE</b>
Bathrooms: <b>1 \ 1</b>	Lockbox: <b>Yes</b>	PCDS: <b>Yes</b>	Waterfront: <b>No</b>	Water:
Rental Income:	Road: <b>Public</b>	Matrim.:		
Building Age: <b>OL</b>	CSA #: <b>0</b>	Serial #: <b>0</b>		
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	11 X 11	2ND FLOOR	MASTER BEDROOM	13 X 14
MAIN FLOOR	LIVING ROOM	13 X 12	2ND FLOOR	BEDROOM	12 X 11
MAIN FLOOR	DINING ROOM	15 X 13	2ND FLOOR	BEDROOM	8.5 X 7.5
MAIN FLOOR	FOYER	15 X 8	2ND FLOOR	BATH (# pieces 1-6)	11 X 11 - 4 PC
MAIN FLOOR	BATH (# pieces 1-6)	8.5 X 5.5 - 2 PC	2ND FLOOR	FOYER	7 X 2.5 + 5 X 3


Betterment Charges:

Condo Fee: <b>0</b>	Condo Corp #:	Mobile/Leased Land F: <b>0</b>
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Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



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