



Price:	<b>\$262,500</b>	MLS® #:	<b>60052248</b>
Status:	<b>Active</b>		
Legal Descr.:	<b>Address: 251 VICTORIA RD</b>		
	<b>City: LUNENBURG, B0J 2C0</b>		
Side of Road:		District:	<b>SS DILUN</b>
Lot Size:	<b>25,065 SQ FT (.58 ACRES)</b>	Sub-Dist:	<b>B1</b>
Water frontage:		Zoning:	<b>RES</b>
Sq. Footage (MLA):	<b>2,200</b>	Sec. School:	<b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA):	<b>2,200</b>	Elem Schl:	<b>BLUENOSE /SS WALDORF</b>
Building Dimensions:	<b>36` X 24` + 28` X 26`</b>		
Possession:	<b>NEGOTIABLE</b>		

**Overview** Lunenburg!...one Nova Scotia's finest communities, rich w/ educational, recreational & cultural offerings, attracting families from far & wide... all coming to enjoy a quality lifestyle & safe environment. Here's an ideal home for a growing family, w/ kid friendly spaces as well as 'great for the whole family' gathering spaces, & nice separation of living & sleeping quarters. Open-plan main floor flows from Living/Kitchen/Dining areas to the outdoors w/ large sunny deck & back yard. Sleeping level has 3 large bedrooms (incl Master w/ ensuite & walk-in), family bath & laundry room. Downstairs, a sprawling Family Room, large office/workshop, plus a storage room already roughed-in for full bath makes the lower level perfectly suited for conversion to in-law suite, w/ ample living space & private ground-level entry. In-floor hot water radiant heat throughout, elevated half acre lot nicely sheltered from the road, easy walking to the new school, Rec centre, grocery store & famous waterfront.

**Directions** TOWN OF LUNENBURG: Heading out of town along Victoria Rd take the first driveway on your left after passing 'The Water Market'. Realty sign posted.

Type:	<b>Single Family</b>	Heating:	<b>Electric, Hot Water, Radiant</b>	Exterior:	<b>Vinyl</b>
Style:	<b>Side Split, Detached</b>	Garage Type:	<b>Parking Space(s)</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundation:	<b>Concrete, Partially Developed, Full, Crawl, Walkout</b>
Property Size:	<b>0.5 -0.99 Acres</b>	Sewer:	<b>Municipal</b>	Features:	<b>Deck/Patio, Ensuite, HRV (Heat Recovery Ventilator), See Remarks</b>
Land Features:	<b>Landscaped</b>	Services:	<b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof:	<b>Asphalt Shingle</b>
Water Access/View:		Rental Equipm.:	<b>None</b>	Flooring:	<b>Ceramic/Porcelain, Laminate</b>


<b>Inclusions</b>					
<b>Exclusions</b>					
Bedrooms:	<b>3</b>	Sign:	<b>Yes</b>	HST:	<b>NO</b>
Bathrooms:	<b>2 \ 1</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>
Rental Income:		Road:	<b>Public</b>	Matrim.:	
Building Age:	<b>2010</b>	CSA #:	<b>NA</b>	Serial #:	<b>NA</b>
		Migrated:	<b>Yes</b>		
				Garage:	<b>No</b>
				Gar.Details:	<b>GRAVEL DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES</b>
				Waterfront:	<b>No</b>
				Water:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18.2 x 13.2	2ND FLOOR	BEDROOM	11.6 X 11.4
MAIN FLOOR	DINING ROOM	11.10 X 9.1	2ND FLOOR	BEDROOM	11.6 x 11.4
MAIN FLOOR	KITCHEN	12 x 12	2ND FLOOR	BATH (# pieces 1-6)	9 X 8.4 (4-PC)
MAIN FLOOR	FOYER	13 x 9.3	2ND FLOOR	LAUNDRY	6.3 x 5.8
MAIN FLOOR	BATH (# pieces 1-6)	6 X 3 (2-PC)	LOWER LEVEL	FAMILY ROOM	22.5 x 14.4
2ND FLOOR	MASTER BEDROOM	14.4 X 12.8 +WALK-IN	LOWER LEVEL	WORKSHOP	12.9 x 12.2
2ND FLOOR	ENSUITE BATH (# pieces 1-6)	8.4 X 6.2 (3-PC)	LOWER LEVEL	STORAGE	12.2 X 6.11, PLUMBED

**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**

E-mail: [info@OceanHomesNovaScotia.com](mailto:info@OceanHomesNovaScotia.com)

Website: <http://OceanHomesNovaScotia.com>

Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.