



Price:	\$368,500	MLS® #:	60196805
Status:	Active		
Legal Descr.:	INDIAN PATH		
Address:	119 INDIAN PATH RD		
City:	LUNENBURG COUNTY, B0J 2X0		
Prop known as:	INDIAN PATH HARBOUR		
Side of Road:		District:	SS DILUN
Lot Size:	1.19 ACRES	Sub-Dist:	B3
Water frontage:	154.00	Zoning:	RES
Sq. Footage (MLA):	1,093	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	2,186	Elem Schl:	BLUENOSE /SS WALDORF
Building Dimensions:	36` X 26` + 16` X 11`		
Possession:	NEGOTIABLE		

Overview Private Setting--Fantastic Location--Direct Waterfrontage--New-build Open-Concept with main level Master Suite...AND a View to set you Daydreaming. Isn't this YOUR Wish List? Hidden from the road by tall evergreens & thoughtfully designed to capture nature's work of art outside your windows, the home features an expansive main living area with large bay window under cathedral ceilings, a spacious open kitchen & gorgeous custom hardwood floors warmed with in-floor radiant heat. Master w/ full ensuite, 2 closets & French door walk-out to a covered balcony where you can enjoy spectacular sunrises over peaceful waters...`Where's my coffee!?' Cozy lower quarters with generous Family Room & woodstove, 2 bedrooms, full bath w/ laundry, lots of windows & a walk-out to the yard & waterfront. Detached garage plus a separate studio/workshop building. Spend summers enjoying the above ground pool or paddling the serene waters of the inlet, a true paradise for canoers & kayakers. 7 mins to Lunenburg

Directions Follow Hwy 332 (Lighthouse Route) from Lunenburg toward Riverport. Turn right onto Indian Path Rd just before the Bayport Bridge (about 5.5 km outside of Lunenburg). Drive 650 meters, property is on the left - civic #119. Realty sign posted at driveway entrance.

Type:	Single Family Contemporary, Detached	Heating:	Electric, Wood, Hot Water, Radiant	Exterior:	Wood/Clapboard
Style:		Garage Type:	Detached, Single, 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, Above-Ground Pool, Fireplace(s), Ensuite, HRV (Heat Recovery Ventilator), See Remarks
Land Features:	Cleared, Level, Landscaped, Sloping/Terraced, Waterfront	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Water Access/View:	Access: Ocean, Access : Harbour, Access: Boat, View: Ocean	Rental Equipm.:	None	Flooring:	Hardwood, Ceramic/Porcelain, Other
Water Frontage:					

Inclusions					
Exclusions					
Bedrooms:	3	Sign:	Yes	HST:	NO
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	Yes
Rental Income:		Road:	Public	Matrim.:	
Building Age:	NE	CSA #:	0	Serial #:	0
		Migrated:	Yes	Garage:	Yes
				Gar.Details:	SINGE DETACHED
				Waterfront:	Yes
				Water:	OCEANFRONT

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	28.6 X 17 (W/DINING)	MAIN FLOOR	BATH (# pieces 1-6)	4.2 X 4.3 (2-PC)
MAIN FLOOR	KITCHEN	15 X 9	LOWER LEVEL	FAMILY ROOM	26.10X14.6 + 15X6.6
MAIN FLOOR	MASTER BEDROOM	13.11 X 13.2	LOWER LEVEL	BEDROOM	13.2 X 11
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	11.5 X 5.9 (4-PC)	LOWER LEVEL	BEDROOM	13.2 X 10.10
MAIN FLOOR	OTHER	6.6 X 3.6 (WALK-IN)	LOWER LEVEL	BATH (# pieces 1-6)	9 X 7.6 (W/ LAUNDRY)
MAIN FLOOR	FOYER	11.6 X 5.6	LOWER LEVEL	UTILITY	9 X 6.7

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**
 E-mail: info@OceanHomesNovaScotia.com
 Website: <http://OceanHomesNovaScotia.com>
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**

