



Price: \$325,500	MLS® #: 60165339
Status: Active	
Legal Descr.: INCLUDES PID 60489507	
Address: 1640 HWY 332	
City: FIRST SOUTH, LUNENBURG COUNTY, B0J 2C0	
Prop known as: UPPER SOUTH COVE	
Side of Road:	District: SS DILUN
Lot Size: 16,852 SQ FT (.39 ACRES)	Sub-Dist: B3
Water frontage:	Zoning: NA
Sq. Footage (MLA): 1,954	Sec. School: PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA): 1,954	Elem Schl: BLUENOSE /SS WALDORF
Building Dimensions: 32 X 28.6 + 12.6 X 10.5	
Possession: NEGOTIABLE	

Overview Just 3 mins from Lunenburg is this handsome century home overlooking the waters of Upper South Cove. Thoroughly & lovingly restored, the charming home features refinished soft & hardwood floors throughout and a traditional floorplan that includes a lg Living Room w/ bay window looking out to blue waters, a spacious eat-in Kitchen, & Dining Room w/ original china cupboard & French doors to a lg back deck. A cozy Den & handy full bath (w/ laundry) give potential for a main floor Bedroom. Upstairs, 4 Bedrooms, a bright main bath, & an oceanview balcony. For storage: an insulated, warm & dry basement, or walk-up attic w/ oceanview dormer (prime for conversion if you need more living space). Paved drive & a tidy garage. Impeccably maintained, from pristine lawns & gardens, to flawless exterior paint & interior finishes & original woodwork. All systems updated (new windows, roof, electrical, insulation, etc.) so there's little to do but move in & enjoy the seaside setting & pretty views.

Directions From Lunenburg, follow coastal Route-332 towards Bayport. House is on the right less than 5 minutes from town. Realty sign posted.

Type: Single Family	Heating: Oil, Baseboard, Hot Water, Furnace	Exterior: Shingles
Style: 2 Storey, Detached	Garage Type: Detached, Single, Wired	Driveway: Paved
Title to Land: Freehold	Water: Drilled Well	Foundation: Concrete, Undeveloped, Full, Walkout
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, See Remarks, Balcony
Land Features: Level, Landscaped, Year Round road	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Water Access/View: View: Ocean	Rental Equipm.: None	Flooring: Hardwood, Softwood, Ceramic/Porcelain
Water Frontage:		

Inclusions fridge, stove, washer & dryer, front bedroom wardrobe, window treatments (excluding sheers) NOTE: includes PID 60489507

Exclusions

Bedrooms: 4	Sign: Yes	HST: NO	Garage: Yes	Gar.Details: SINGLE DETACHED, WIRED (24.5 X 12.6)
Bathrooms: 2 \ 0	Lockbox: Yes	PCDS: Yes		
Rental Income:	Road: Public	Matrim.:		
Building Age: OL	CSA #: NA	Serial #: NA	Waterfront: No	Water:
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17 x 12	2ND FLOOR	BEDROOM	12.3 X 12
MAIN FLOOR	DINING ROOM	12.10 X 12.9	2ND FLOOR	BEDROOM	12.2 X 11.9
MAIN FLOOR	KITCHEN	14.2 X 12	2ND FLOOR	BEDROOM	12 X 11.1
MAIN FLOOR	DEN/OFFICE	12.9 X 11.1	2ND FLOOR	BEDROOM	12.2 X 9.5 + NOOK
MAIN FLOOR	BATH (# pieces 1-6)	10.8X6 3PC & LAUNDRY	2ND FLOOR	BATH (# pieces 1-6)	8.3 X 6.10
MAIN FLOOR	MUD ROOM	9.10 X 7	2ND FLOOR	OTHER	20 X 6 - UPPER HALL


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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Coastal Winds Realty Ltd.

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