



Price: \$274,900	MLS® #: 60602174
Status: Active	
Legal Descr.: Address: 287 GREEN ST City: LUNenburg, B0J 2C0	
Side of Road: Lot Size: 27,670 SQ FT (.64 ACRES) Water frontage: Sq. Footage (MLA): 1,900 Total Fin SqFt.(TLA): 1,900 Building Dimensions: 35.5 X 31.5 + 15.10 X 6	District: SS DILUN Sub-Dist: B1 Zoning: RES Sec. School: PARK VIEW EDU CENTRE Elem Schl: BAYVIEW / SS WALDORF
Possession: NEGOTIABLE	

Overview SIMPLIFY!...and enjoy life more with this low maintenance, low cost & energy efficient new build located just at the edge of town. Start with worry-free home ownership with 5 years remaining on the Atlantic Home Warranty. Then treat yourself to the comfort & economy of heat-pump heating & central air conditioning. Main Living Area features hardwood floors & cathedral ceilings and a Kitchen that opens to Dining Room with walkout to large sunny deck with pretty pastoral views and sunsets over rolling hills. Each of the 3 good sized bedrooms enjoys its own full ensuite. Would you like to supplement your living cost?...the 2 bedrooms on the main level were planned with income in mind, and serve as profitable B&B guest rooms for the current owners. A sizable lot with south-west aspect provides great outdoor space for the young family, or the retired couple keen to garden. It really isn't that complicated...a comfy, affordable & worry free home in a great community. The rest is up to you.

Directions Town of Lunenburg: Green Street, at the crest of the hill. Realty sign posted.

Type: Single Family Style: Contemporary, Detached Title to Land: Freehold Property Size: 0.5 -0.99 Acres Land Features: Partial Landscaped, Sloping/Terraced Water Access/View: Access: Year Round Road Water Frontage:	Heating: Electric, Heat Pump Garage Type: Parking Space(s) Water: Municipal Sewer: Septic Services: Electricity, Telephone, Cable, High Speed Internet Rental Equipm.: None	Exterior: Vinyl Driveway: Double, Paved Foundation: Concrete, Partially Developed, Full, Walkout Features: Deck/Patio, Central Air, Satellite Dish, Ensuite, HRV (Heat Recovery Ventilator), See Remarks Roof: Asphalt Shingle Flooring: Carpet, Cushion, Hardwood
---	--	---

Inclusions
Exclusions

Bedrooms: 3 Bathrooms: 3 \ 0 Rental Income: POTENTIAL Building Age: 2012	Sign: Yes Lockbox: Yes Road: Public CSA #: NA Migrated: Yes	HST: NO PCDS: Yes Matrim.: Serial #: NA	Garage: No Gar.Details: PAVED DOUBLE DRIVEWAY Waterfront: No Water:
---	--	---	---

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17.5 x 12	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	10.10X4.4 +JOG (3PC)
MAIN FLOOR	DINING ROOM	12.2 x 9.3	LOWER LEVEL	MASTER BEDROOM	13.5 x 12.3
MAIN FLOOR	KITCHEN	12.2 x 9.10	LOWER LEVEL	ENSUITE BATH (# pieces 1-6)	10.7 X 9.6 (4-PC)
MAIN FLOOR	FOYER	7.8X4.10 + 8.7X7.3	LOWER LEVEL	OTHER	8.7 X 5 (WALK-IN)
MAIN FLOOR	BEDROOM	14.6 x 10.10	LOWER LEVEL	DEN/OFFICE	9.4 x 8.6 + jog
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	10.10X4.4 +JOG (3PC)	LOWER LEVEL	LAUNDRY	10 x 7.8
MAIN FLOOR	BEDROOM	14.6 x 10.8	LOWER LEVEL	UTILITY	13X12.9 + 19.8X6.9

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**



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.