



Price \$247,500
Status ACTIVE

MLS # 201511373
PID # 60054087
PID #2
PID #3

Address 151 Brook Street
Community Lunenburg NS B0J 2C0
Legal Description

Road Public
Lot Size 10,770 sq ft (.25 acres) **Acres**
Waterfront No
Water Frontage Type
Water Access/View /
Square Footage 1,450
Total Fin SqFt (TLA) 2,230
Building Dimensions 50.6 x 27.4 + 3 x 25.8
Zoning RES

District 405-Lunenburg County
Sub-District B1
Elementary Bluenose Academy
Middle/Jr Bluenose Academy
High Park View Education Centre
Fr Imm Elem Centre scolaire de la Rive Sud (P-12)
Fr Imm Mid Riverside Education Centre 6-8
Fr Imm High Centre scolaire de la Rive Sud
Other South Shore Waldorf School & Kindergarten

[Virt Tour URL](#)
Closing Date
Possession negotiable
Selling Price

Property Overview New-Town Bungalow with flair! Situated in a quiet family-friendly neighbourhood, this updated 3 Bedroom home enjoys a large corner lot, and is easy walking distance to the school, recreation centre and hospital. The fresh interior has enjoyed extensive renovations in recent years, and includes energy-saving upgrades including efficient ductless heat-pump. The spacious open plan main living area is bright with large windows and natural light, yet cozy with its traditional wood-burning fireplace. The Living Room flows to Dining Room with large built-in china cupboard, and the sizable Kitchen has space to accommodate a central island, or dining table. Main floor Laundry is conveniently located at the back entry giving easy access to outdoors for those who prefer line-dried. Additional living space below in the partially finished lower level complete with half bath -- plenty of room for kids, hobbies, office, etc. Outside, there are large lawns in front and back and a sunny deck, 2 paved driveways and in-ground garage, plus a handy garden shed. So, what's left on 'your' checklist?

Type Single Family
Style Detached
Bldg Style Bungalow
Title to Land Freehold
Property Size Under 0.5 Acres
Land Features Landscaped, Level, Year Round Road
Appliances Stove, Dishwasher, Refrigerator

Heat/Cool Baseboard, Forced Air, Heat Pump
Fuel Type Electric, Oil, Wood
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None

Exterior Wood Shingles
Garage Single, Built-In, Heated, Underground,
Driveway/Pkg Double, Paved
Basement Full, Partially Developed, Walkout
Foundation Concrete
Features Deck, Central Vacuum, Fireplace(s), See Remarks
Roof Asphalt Shingle
Flooring Laminate, Linoleum

Inclusions fridge, stove, dishwasher, window treatments
Exclusions washer & dryer, mirror in foyer, black wall sconces in dining room, fireplace instruments (gift), stainless steel pot rack in kitchen, 3 wall mounted TVs & mounting hardware
Directions to Property Town of Lunenburg, "New-Town" District. Corner of Brook and Montgomery Streets. Realty sign posted.

AG Bedrm 3 **BG Bdrm** 0 **#** 3
F Baths 1 **H Baths** Yes **T** 2
Master On Main Floor Y/N
Building Age 55 **Yr Built** 1960

Sign Yes **HST** Exempt from
Lockbox Yes **PCDS** Yes
Migrated Yes
Rental Income

Garage Yes
Details single, built-in, underground, wired, heated

Floor	Room	Size
Main Floor	Living Room	18.8 x 14.8
Main Floor	Dining Room	11.7 x 10.7
Main Floor	Kitchen	14 x 11 + jog
Main Floor	Laundry	7 x 5 (back entry porch)
Main Floor	Master Bedroom	14 x 11.3
Main Floor	Bedroom	13.3 x 11.2
Main Floor	Bedroom	11.2 x 9.2

Floor	Room	Size
Main Floor	Bath 4	8.7 x 4.10 + 5.4 x 4.6
Main Floor	Storage	3 x 3.2 (cedar closet)
Main Floor	Foyer	12 x 4
Lower Level	Family Room	22.5 x 12.3
Lower Level	Den/Office	11.8 x 10.5
Lower Level	Den/Office	11.9 x 10.5
Lower Level	Bath 2	7.10 x 4.11 (2-pc)

Floor	Room	Size
Lower Level	Utility	23.6 x 12.4
Lower Level	Storage	6.6 x 4.6 (cold room)
Lower Level	Workshop	24 x 12.4 (garage)

Monthly Condo Fee **Condo Corp #**
Charges **Association Fees** **Fees**

Listing Office COASTAL WINDS REALTY LTD. - 14238



Compliments of CYNTHIA DIAL - Main: 902-298-0332
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Company Name COASTAL WINDS REALTY LTD. - 14238



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Province NS

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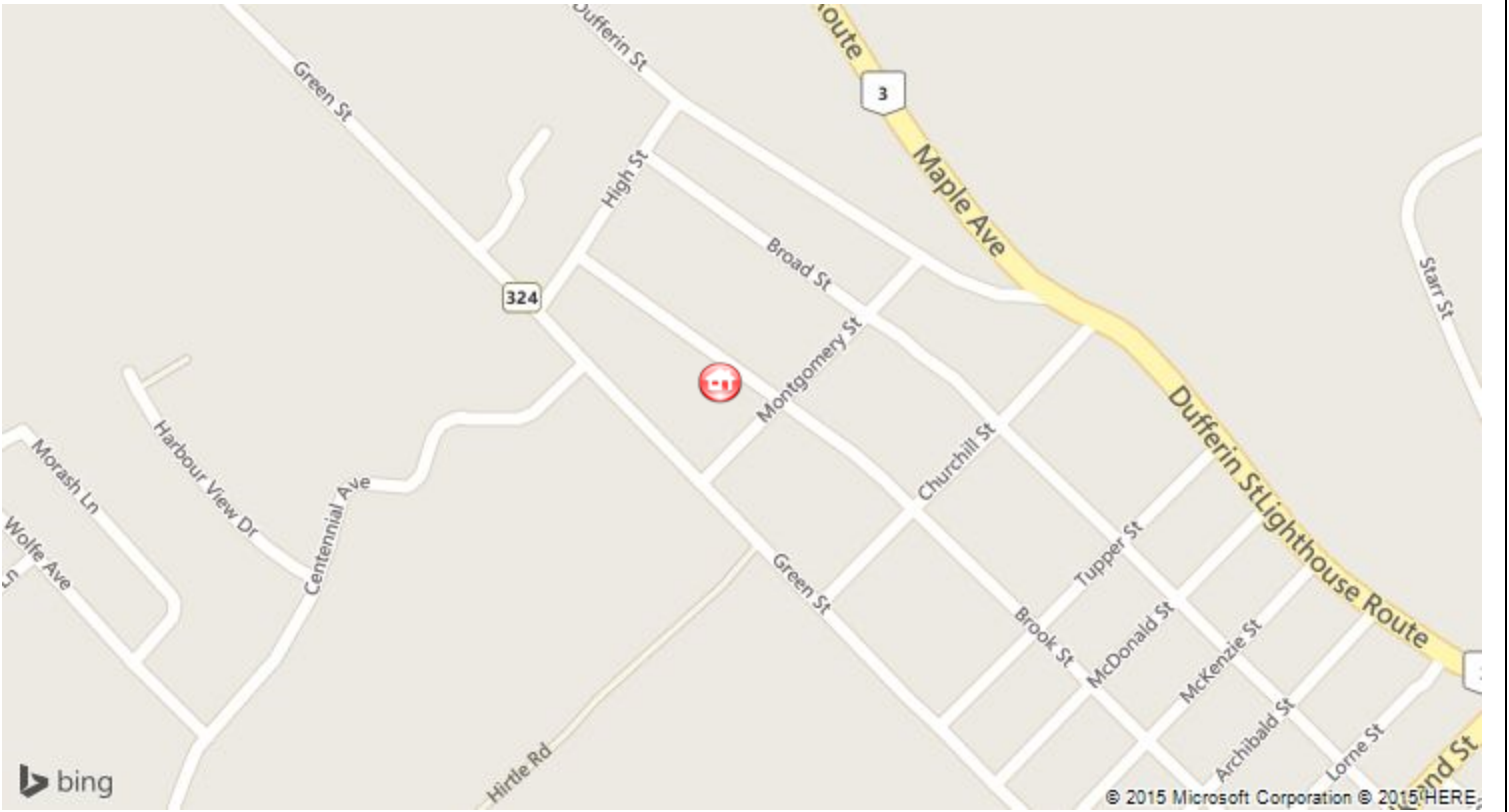


Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board



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