



**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	201510083	<b>Number of Bedrooms</b>	4
<b>PID #</b>	60059599	<b>Master On Main Floor?</b>	No
<b>Additional PID</b>	No	<b>Full Baths</b>	1
<b>Type</b>	Single Family	<b>Half Baths</b>	1
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	130
<b>Listing Price</b>	\$178,000	<b>Total Fin SqFt (TLA)</b>	1,875
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	1,875
<b>Address</b>	201 Fox Street	<b>Building Dimensions</b>	30.10 x 28.8 (plus bays)
<b>Address 2</b>		<b>Lot Size</b>	5382 sq ft
<b>Community</b>	Lunenburg	<b>Garage</b>	Yes
<b>District</b>	405-Lunenburg County	<b>Waterfront</b>	No
<b>Sub-District</b>	B1		
<b>Style</b>	Detached		

**Directions to Property**

Old-Town Lunenburg, at the "blockhouse" end of Fox Street. Parking at the back of property off York Street. Realty sign posted.

[Virt Tour URL](#)



**Closing Date**

**General Property Information:**

<b>Prop Knwn As/Bdy of Water</b>	Lunenburg Harbour	<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Bluenose Academy	Living Room	Main Floor	11.5 x 11.5
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Family Room	Main Floor	11.5 x 11.5
<b>Zoning</b>	OTR (Res)	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	11 x 15
<b>Inclusions</b>	fridge, stove, washer & dryer	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Dining Room	Main Floor	11 x 15
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Mud Room	Main Floor	6 x 7
<b>Association Fees</b>		<b>Other</b>	South Shore Waldorf School & Kindergarten	Foyer	Main Floor	6 x 17
<b>Condo Corp #</b>		<b>Garage Details</b>	single, wired, concrete slab	Bath 2	Main Floor	6 x 6 (2-pc)
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway	Bedroom	2nd Level	14 x 11
<b>Condo Fee Includes</b>		<b>Rental Income</b>		Bedroom	2nd Level	14 x 11
		<b>Mini/Mobile CSA/ABS#</b>		Bedroom	2nd Level	13 x 11
		<b>Mini/Mobile Serial #</b>		Bedroom	2nd Level	13 x 11
		<b>Mobile/Leased Land Fees</b>		Bath 3	2nd Level	10 x 7 (3-pc)

**Property Overview**

Here we have a classic Lunenburg "Four Square", circa 1885. This architectural style is the backbone of character running through the Old-Town Historic District. At the outset it was seen as modernist, an answer to the space-cramped cape-house vernacular design of the colonial period, and a fulfillment of "modern" notions of individual privacy within the middleclass household. In its time the Four Square was the perfect utilitarian family home. Those same utilities in this unaltered Four Square will still be self-evident to today's young family home-seekers, particularly as the house sits proudly on a tree lined double-lot yard...read child-friendly! But that's not the end of the virtues of this handsome Four Square. With a little imagination these sturdy perpendicular beauties can be opened up in to the most amazing contemporary living spaces...airy, bright and ultra-modern...read post-family friendly! Whatever your vision, 201 Fox Street could be the starting point of your dream come true. Property particulars include 4 Bedrooms, 1.5 Baths, partial harbour views, and excellent wired garage/outbuilding.

**Property Features**

<b>BUILDING STYLE</b>	1.5 Storey	<b>GARAGE</b>	Detached, Single, Wired
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>DRIVEWAY/PARKING</b>	Gravel
<b>BASEMENT</b>	Full, Undeveloped, Walkout	<b>FEATURES</b>	Deck, See Remarks
<b>FOUNDATION</b>	Concrete, Stone	<b>APPLIANCES INCLUDED</b>	Range, Dryer, Washer, Refrigerator
<b>EXTERIOR FINISH</b>	Wood Siding	<b>RENTAL EQUIPMENT</b>	None
<b>ROOF</b>	Asphalt Shingle	<b>WATER ACCESS/VIEW</b>	View: Harbour
<b>FLOORING</b>	Carpet, Linoleum, Softwood	<b>LAND FEATURES</b>	Landscaped, Year Round Road
<b>HEATING/COOLING TYPE</b>	Baseboard, Forced Air	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
<b>FUEL TYPE</b>	Electric, Oil		
<b>WATER SOURCE</b>	Municipal		
<b>SEWAGE DISPOSAL</b>	Municipal		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		



**CYNTHIA DIAL - Main: 902-298-0332**  
[info@OceanHomesNovaScotia.com](mailto:info@OceanHomesNovaScotia.com)  
**RED DOOR REALTY - 16940**



List Office **RED DOOR REALTY - 16940**

MLS # 201510083

List Price \$178,000

Status: ACT

Class: RE

Address 201 Fox Street

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

RED DOOR REALTY - 16940

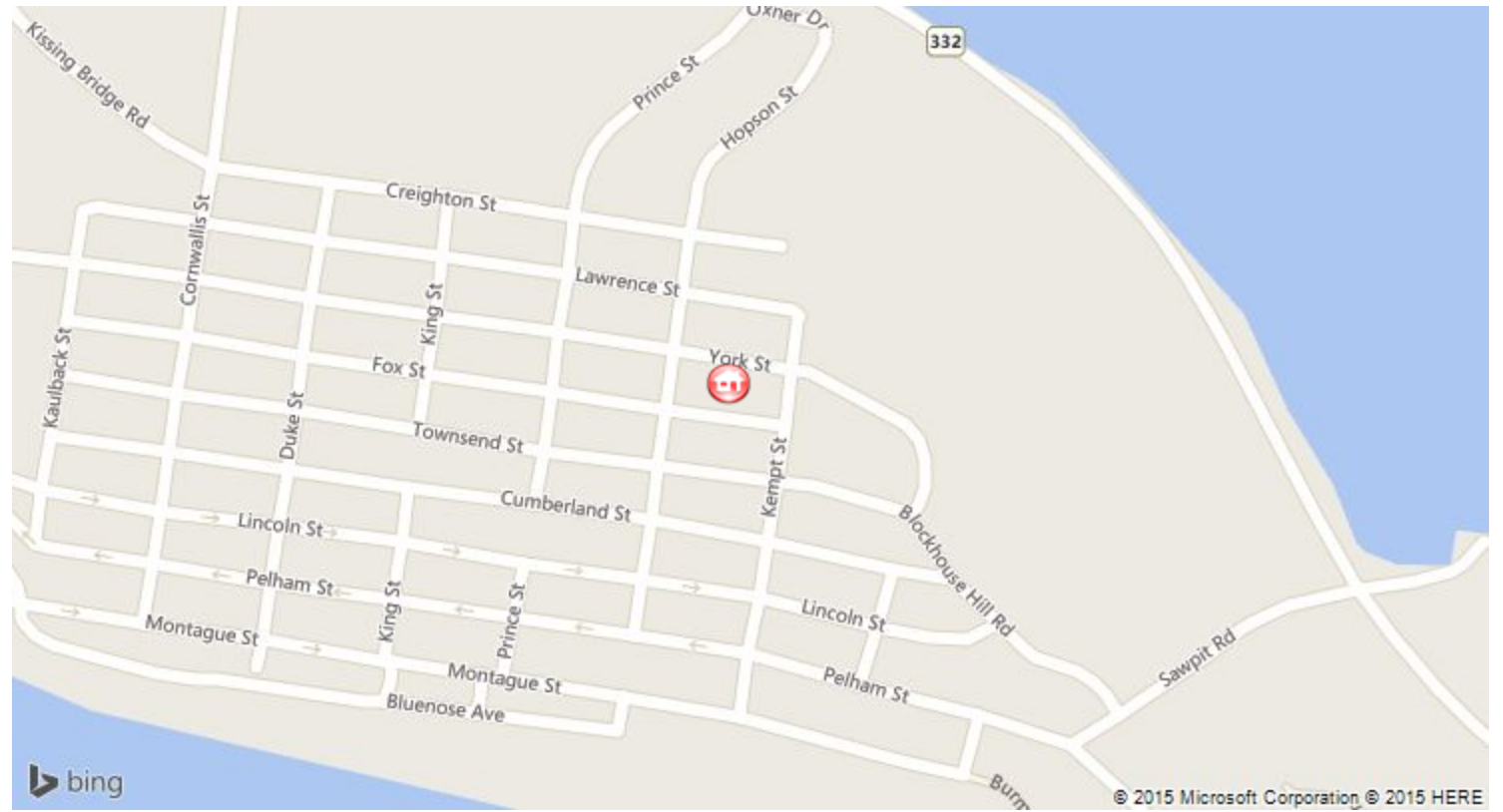
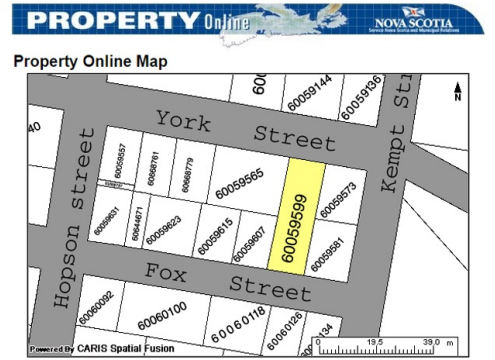


Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board



MLS # 201510083

PID # 60059599



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