



MLS Client View - RESIDENTIAL

| | | | |
|-----------------------|----------------------|------------------------------|-------------------------------|
| MLS # | 201501597 | Number of Bedrooms | 4 |
| PID # | 60059516 | Master On Main Floor? | |
| Additional PID | No | Full Baths | 2 |
| Type | Single Family | Half Baths | 0 |
| Listing Status | ACTIVE | Building Age | 142 |
| Listing Price | \$179,000 | Total Fin SqFt (TLA) | 1,700 |
| Selling Price | | Square Footage (MLA) | 1,700 |
| Address | 71 Prince Street | Building Dimensions | 28.10 x 26.7 + 12.10 x 9.8 |
| Address 2 | | Lot Size | 5,061 sq ft |
| Community | Lunenburg | Garage | Yes |
| District | 405-Lunenburg County | Waterfront | No |
| Sub-District | B1 | | |
| Style | Detached | | |

Directions to Property

Old-Town Lunenburg: corner of Prince and York Streets. Realty sign posted.

[Virt Tour URL](#)



Closing Date

General Property Information:

| | | | | | | |
|----------------------------------|--|---------------------------------|----------------------------|------------------|--------------|-------------------------|
| Prop Knwn As/Bdy of Water | | Elementary School | Blunose Academy | ROOM TYPE | LEVEL | ROOM |
| Water Frontage Meas | | Middle/Jr School | Blunose Academy | Living Room | Main Floor | 11.2 x 10 |
| Water Frontage Units | | High School | Park View Education Centre | Dining Room | Main Floor | 11 x 11 |
| Zoning | OTR RES | Fr Imm Elementary School | | Kitchen | Main Floor | 15.7 x 11.7 |
| Inclusions | fridge, stove, washer & dryer, window treatments | Fr Imm Middle/Jr School | | Den/Office | Main Floor | 11.9 x 11 |
| Exclusions | | Fr Imm High School | | Bath 3 | Main Floor | 6 x 6 (plus jog) (3-pc) |
| Association Fees | | Other | | Mud Room | Main Floor | 12.4 x 8.4 (less jog) |
| Condo Corp # | | Garage Details | single, detached | Bedroom | 2nd Level | 11.7 x 11 |
| Monthly Condo Fee | | Parking Details | paved circular driveway | Bedroom | 2nd Level | 16.7 x 9 |
| Condo Fee Includes | | Rental Income | | Bedroom | 2nd Level | 10.5 x 9.9 |
| | | Mini/Mobile CSA/ABS# | | Bedroom | 2nd Level | 10.10 x 9.3 |
| | | Mini/Mobile Serial # | | Bath 3 | 2nd Level | 9.9 x 7.9 (3-pc) |
| | | Mobile/Leased Land Fees | | OTHER | 2nd Level | 14.9 x 5.9 |

Property Overview

Affordable Old-Town! Experience living in historic Lunenburg, surrounded by beautiful architecture, fantastic amenities, and wonderful people. Ideally situated just off the tourist track, so you can enjoy the tranquility of the neighbourhood, but still know you're only a couple minutes' walk to the famous waterfront and vibrant downtown that offers a host of specialty services, unique shops, and a wide range of dining experiences. To be sure, Lunenburg Town offers one of the best life-styles on Canada's east coast. Perfectly livable as-is without having to break the bank, but priced to allow room for renos and increased equity, for those DIY-minded home owners. This classic Lunenburg home sits on a wonderful double corner lot with fabulous outdoor spaces featuring mature gardens and plantings. Rare for Old-Town properties, 71 Prince offers a convenient circular paved drive (entry off each street) and a separate garage building. The main floor has fantastic light and boasts a newly renovated 3 piece bath (w/ laundry hook-up). Pretty triple French doors provide entry to a bright Living Room while allowing natural light into the far side of the home. A spacious Kitchen adjoins a handy Mudroom giving easy access to the yard and driveway. Upstairs are 4 Bedrooms and a second full bath. A charming property just awaiting your personal touches to create the perfect summer sojourn or cozy year-round home.

Property Features

| | | | |
|-----------------------------|--|----------------------------|--|
| BUILDING STYLE | 1.5 Storey | GARAGE | Detached, Single |
| PROPERTY SIZE | Under 0.5 Acres | DRIVEWAY/PARKING | Circular, Paved |
| BASEMENT | Full, Undeveloped, Walkout | FEATURES | See Remarks |
| FOUNDATION | Concrete, Stone | APPLIANCES INCLUDED | Stove, Dryer, Washer, Refrigerator |
| EXTERIOR FINISH | Aluminium Siding | RENTAL EQUIPMENT | None |
| ROOF | Asphalt Shingle | LAND FEATURES | Landscaped, Level, Year Round Road |
| FLOORING | Carpet, Laminate, Linoleum | COMMUNITY FEATURES | Golf Course, Park, Playground, Recreation Center, Shopping |
| HEATING/COOLING TYPE | Baseboard, Forced Air, Furnace | | |
| FUEL TYPE | Electric, Oil | | |
| WATER SOURCE | Municipal | | |
| SEWAGE DISPOSAL | Municipal | | |
| UTILITIES | Cable, Electricity, High Speed Internet, Telephone | | |



CYNTHIA DIAL - Main: 902-298-0332
info@OceanHomesNovaScotia.com
RED DOOR REALTY - 16940



List Office **RED DOOR REALTY - 16940**

MLS # 201501597

List Price \$179,000

Status: ACT

Class: RE

Address 71 Prince 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

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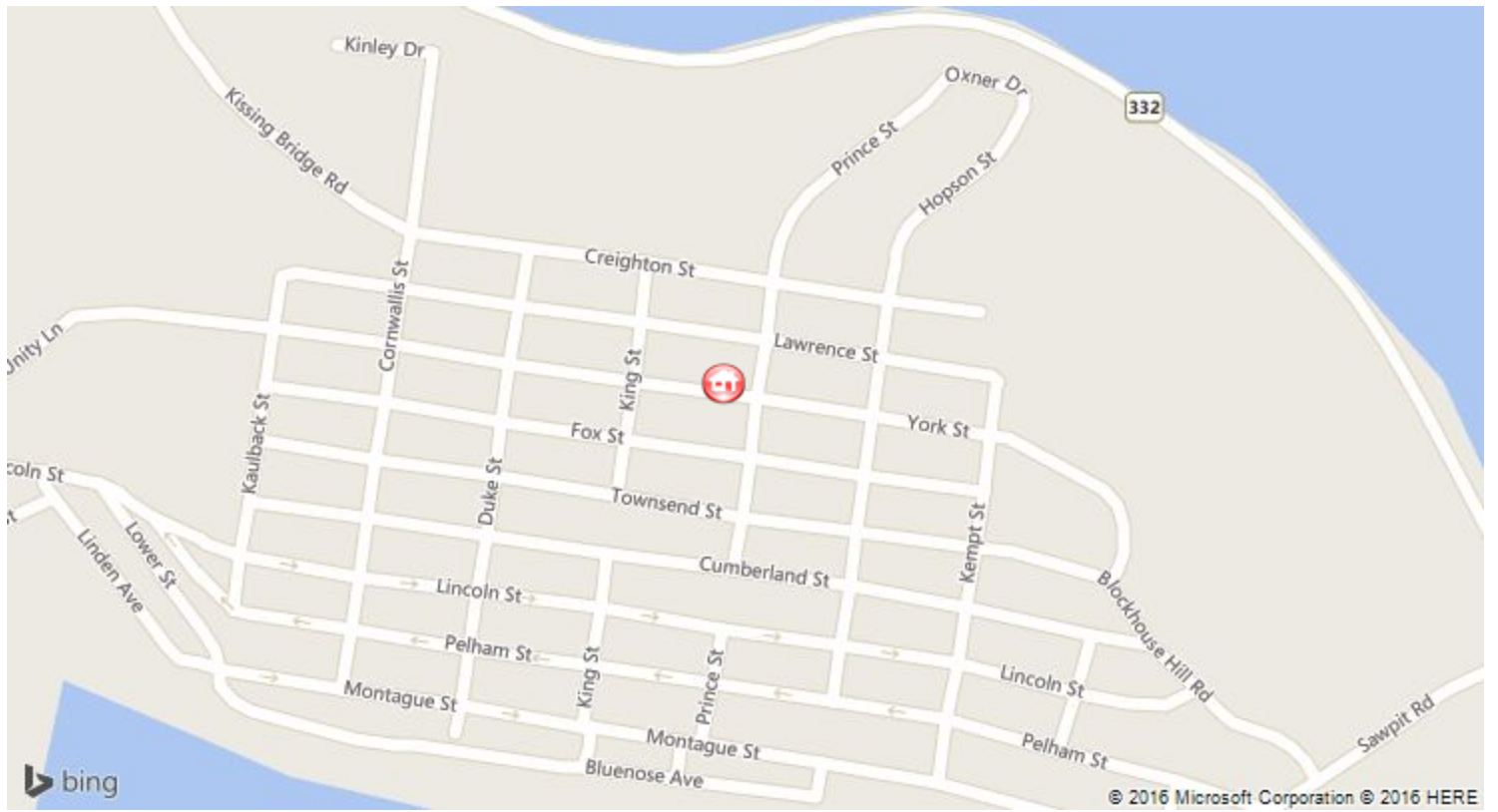
PID # 60059516



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