



**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	201507111	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60055365	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	1
<b>Type</b>	Single Family	<b>Half Baths</b>	1
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	69
<b>Listing Price</b>	\$289,500	<b>Total Fin SqFt (TLA)</b>	1,880
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	1,880
<b>Address</b>	151 Dufferin Street	<b>Building Dimensions</b>	41.4 x 27.4
<b>Address 2</b>		<b>Lot Size</b>	9,691 sq ft (.22 acres)
<b>Community</b>	Lunenburg	<b>Garage</b>	No
<b>District</b>	405-Lunenburg County	<b>Waterfront</b>	No
<b>Sub-District</b>	B1		
<b>Style</b>	Detached		

**Directions to Property**

TOWN OF LUNENBURG, Dufferin Street just past the "Y" with Maple Avenue. Realty sign posted.

[Virt Tour URL](#)



**Closing Date**

**General Property Information:**

<b>Prop Knwn As/Bdy of Water</b>		<b>Elementary School</b>	Blunose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Blunose Academy	Living Room	Main Floor	15.6 x 12.1
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Dining Room	Main Floor	10.3 x 9.6
<b>Zoning</b>	RES	<b>Fr Imm Elementary School</b>		Kitchen	Main Floor	12.10 x 10.3
<b>Inclusions</b>	fridge, stove, dishwasher, window treatments, headboard in small 2nd floor Bedroom, sun shelter /awning in back yard workbenches in basement	<b>Fr Imm Middle/Jr School</b>		Master Bedroom	Main Floor	12.4 x 12 + 11 x 9
<b>Exclusions</b>		<b>Fr Imm High School</b>		Bath 4	Main Floor	10.8 x 5.10 (4-pc)
<b>Association Fees</b>		<b>Other</b>		Laundry	Main Floor	10.4 x 9.9 (+ office)
<b>Condo Corp #</b>		<b>Garage Details</b>	Garden Shed ('10 x 12')	Foyer	Main Floor	4.10 x 8 (back entry)
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	paved double driveway	Mud Room	Main Floor	7.10 x 3.6 (back entry)
<b>Condo Fee Includes</b>		<b>Rental Income</b>		Bedroom	2nd Level	16 x 11.2
		<b>Mini/Mobile CSA/ABS#</b>		Bedroom	2nd Level	12.10 x 9.8
		<b>Mini/Mobile Serial #</b>		Family Room	2nd Level	16.2 x 10.8 + 5.6 x 4.4
		<b>Mobile/Leased Land Fees</b>		Bath 2	2nd Level	4.11 x 3.10 (2-pc)
				Storage	2nd Level	9 x 7
				OTHER	2nd Level	18.8 x 3.9 (upper hall)

**Property Overview**

Here's a property that is the very definition of "Family Home". It is situated well back on a shady lawn for Junior to mow, surrounded by Mom's mature flower gardens, with plenty of paved drive/parking space for Dad's vehicular/marine interests...and even more rear yard space with expansive deck for the collective family recreational passions. Plenty of space outside, plenty inside, featuring a very large ground floor Master Bedroom with adjacent 4-piece Bath, Kitchen overlooking the back gardens, and a full front-to-back Living/Dining Room with hardwood floors. Upstairs there are two reasonable sized Bedrooms and a very large room infused with tree-filtered light which is currently used as a Den/Office, but could easily be an additional master-size Bedroom (already with a half bath), OR a 'Mom-Cave' extraordinaire! Time to mention that Dad already has a full basement workshop, not to mention the matching 10' x 12' garden studio that is up for grabs. Many upgrades: new windows throughout, new roof, cove-moulded ceilings, etc.

**Property Features**

<b>BUILDING STYLE</b>	1.5 Storey	<b>GARAGE</b>	None
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>DRIVEWAY/PARKING</b>	Double, Paved
<b>BASEMENT</b>	Full, Undeveloped, Walkout	<b>FEATURES</b>	Deck, Patio, See Remarks
<b>FOUNDATION</b>	Concrete	<b>APPLIANCES INCLUDED</b>	Stove, Dishwasher, Refrigerator
<b>EXTERIOR FINISH</b>	Wood Shingles	<b>RENTAL EQUIPMENT</b>	None
<b>ROOF</b>	Asphalt Shingle	<b>LAND FEATURES</b>	Landscaped, Year Round Road
<b>FLOORING</b>	Carpet, Hardwood, Softwood, Vinyl	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
<b>HEATING/COOLING TYPE</b>	Baseboard, Forced Air, Furnace		
<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		



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**RED DOOR REALTY - 16940**



List Office **RED DOOR REALTY - 16940**

MLS # 201507111

List Price \$289,500

Status: ACT

Class: RE

Address 151 Dufferin 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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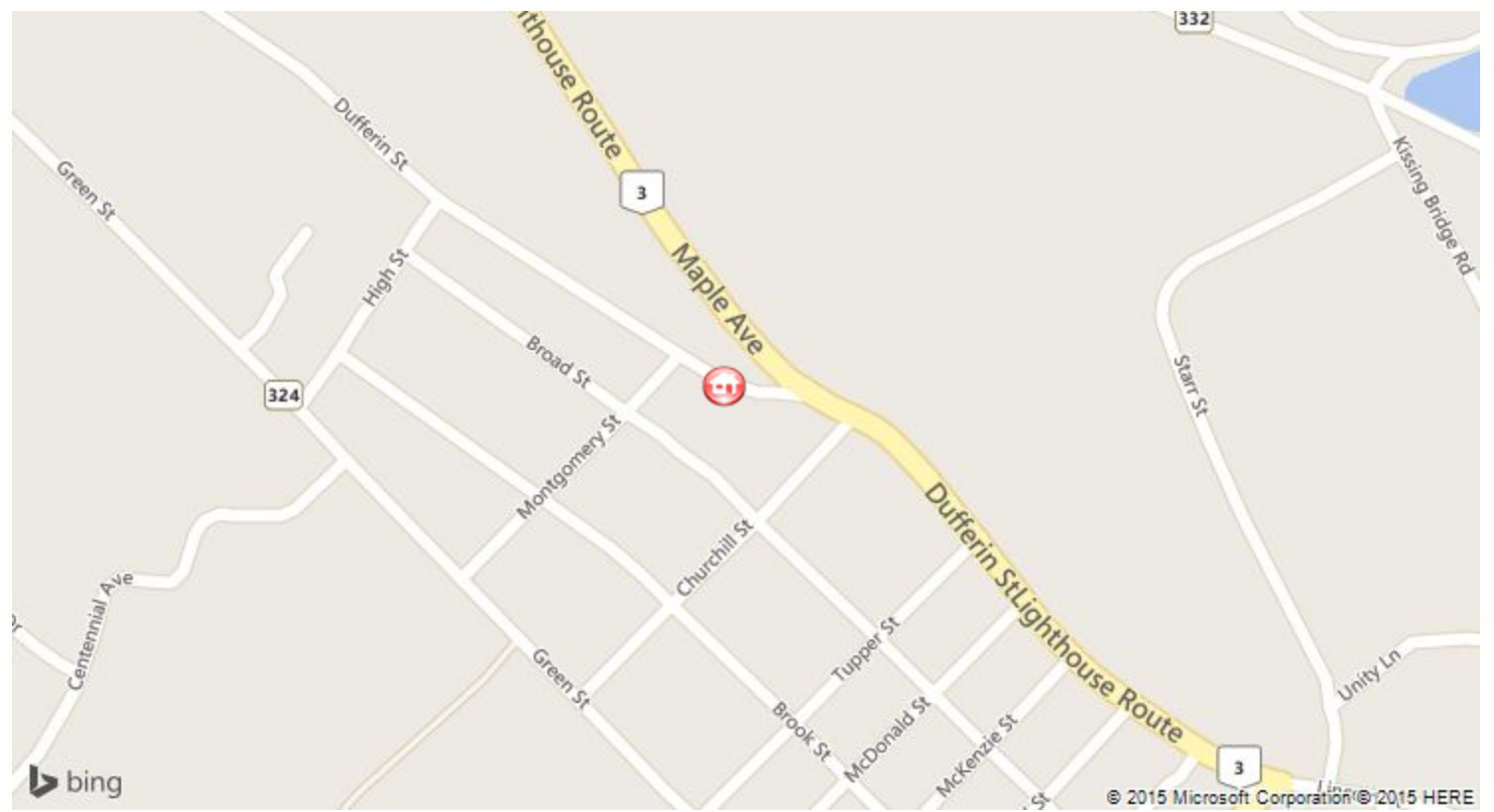
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