



**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	201511182	<b>Number of Bedrooms</b>	2
<b>PID #</b>	60055555	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	1
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	63
<b>Listing Price</b>	\$229,000	<b>Total Fin SqFt (TLA)</b>	1,480
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	1,125
<b>Address</b>	13 McKenzie Street	<b>Building Dimensions</b>	27.3 x 26.10
<b>Address 2</b>		<b>Lot Size</b>	4,215 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**

TOWN OF LUNENBURG: McKenzie Street, between Dufferin and Broad Streets. Realty sign posted.

[Virt Tour URL](#)



**Closing Date**

**General Property Information:**

<b>Prop Knwn As/Bdy of Water</b>		<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	15.11 x 11.5
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Den/Office	Main Floor	11.9 x 8.5
<b>Zoning</b>	RES	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	11 x 7.7
<b>Inclusions</b>	Fridge, Stove, Dishwasher, Microwave, Washer & Dryer	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Dining Nook	Main Floor	9.4 x 9
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Bath 4	Main Floor	11.1 x 5.9 (4-pc)
<b>Association Fees</b>		<b>Other</b>	South Shore Waldorf School & Kindergarten	Bedroom	2nd Level	15.5 x 10.6
<b>Condo Corp #</b>		<b>Garage Details</b>	carport	Bedroom	2nd Level	11.6 x 10.9 plus jog
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway	OTHER	2nd Level	7.3 x 6 (upper landing)
<b>Condo Fee Includes</b>		<b>Rental Income</b>		Rec Room	Lower	24.6 x 14.6
		<b>Mini/Mobile CSA/ABS#</b>		Utility	Lower	25.6 x 8
		<b>Mini/Mobile Serial #</b>				
		<b>Mobile/Leased Land Fees</b>				

**Property Overview**

This charming Lunenburg home has great curb appeal and is perfect for the young family starting out or the retired couple looking to downsize and make life a little simpler. The well-maintained storey and a half home has hardwood floors on the main level, a good sized Living Room with wood burning fireplace, and a sunny eat-in Kitchen with access to a generous back deck. The full bath is on the main level as is a cozy Den which could also function as a main floor Bedroom. There are 2 large Bedrooms upstairs with additional storage space under the eaves. A partially finished basement offers that essential causal space...man cave, media room, office or guest space...you decide. The tidy back yard is mostly fenced providing a private oasis and has a matching garden shed tucked under the trees. Then there's the convenience of covered parking for your car under the carport with access to the basement and back yard. Perhaps best of all is the central location, tucked away on a quiet side street in a lovely neighbourhood, an easy stroll to the school, community centre & recreational facilities, Lunenburg's popular Farmer's Market, and downtown shops, cafes, post office, etc. What more could you want?...This compact home delivers everything you were hoping for!

**Property Features**

<b>BUILDING STYLE</b>	1.5 Storey	<b>GARAGE</b>	Single, Carport
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>DRIVEWAY/PARKING</b>	Gravel
<b>BASEMENT</b>	Full, Partially Developed, Walkout	<b>FEATURES</b>	Deck, Wood Fireplace, See Remarks
<b>FOUNDATION</b>	Concrete	<b>APPLIANCES INCLUDED</b>	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
<b>EXTERIOR FINISH</b>	Wood Shingles	<b>RENTAL EQUIPMENT</b>	Water Heater
<b>ROOF</b>	Asphalt Shingle	<b>LAND FEATURES</b>	Landscaped, Level, Partially Fenced, Year Round Road
<b>FLOORING</b>	Carpet, Ceramic, Hardwood, Linoleum	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
<b>HEATING/COOLING TYPE</b>	Fireplace, Forced Air, Furnace		
<b>FUEL TYPE</b>	Oil, Wood		
<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 # 20151182

List Price \$229,000

Status: ACT

Class: RE

Address 13 McKenzie Street

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



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PID # 60055555

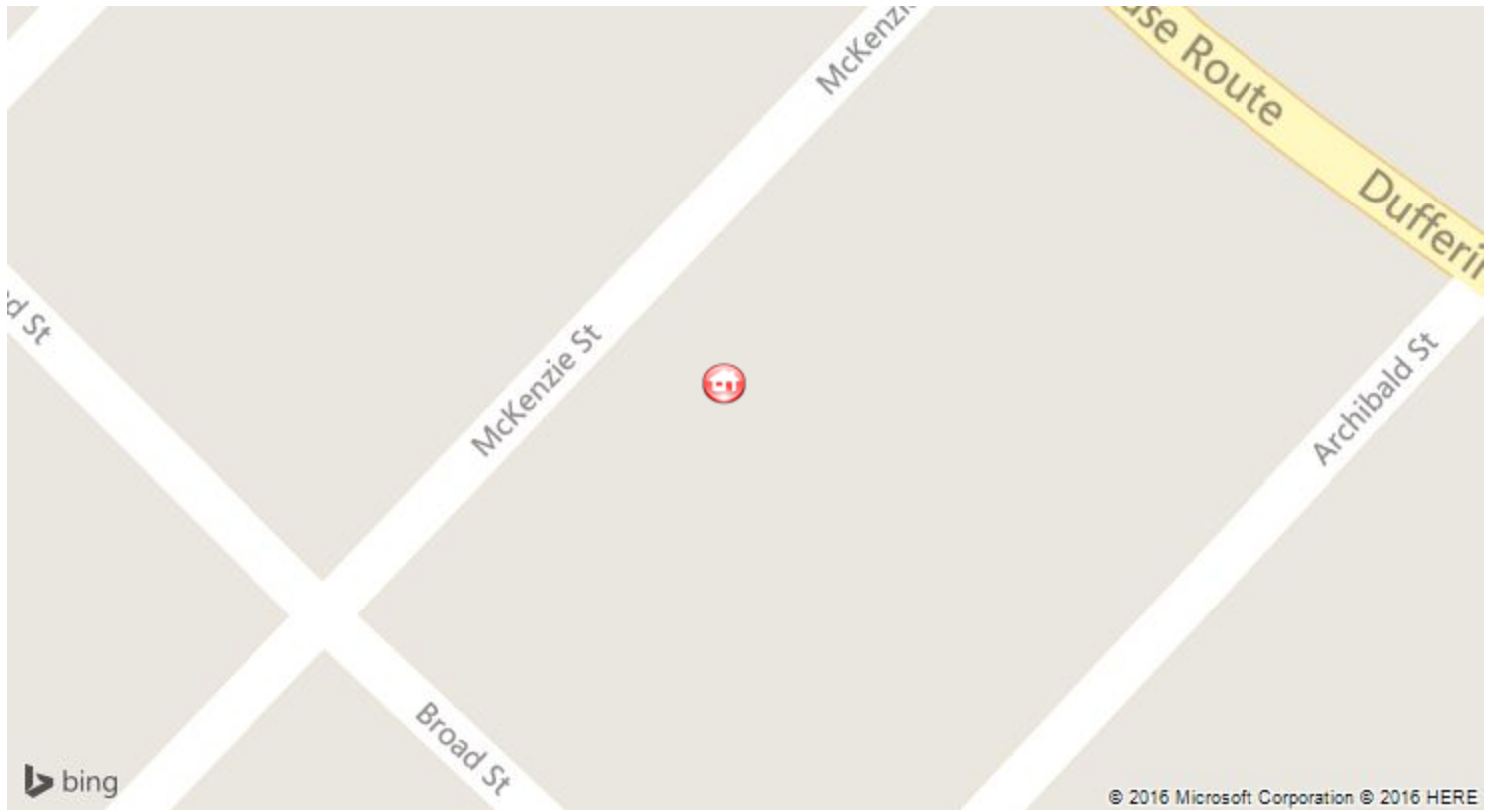


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