



**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	201609877	<b>Number of Bedrooms</b>	2
<b>PID #</b>	60061041	<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>	1864
<b>Listing Price</b>	\$169,000	<b>Total Fin SqFt (TLA)</b>	1,330
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	1,330
<b>Address</b>	206 Cumberland St	<b>Building Dimensions</b>	30.7 x 26.8
<b>Address 2</b>		<b>Lot Size</b>	3,229 sq ft
<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**

Old-Town Lunenburg, corner of Cumberland and Kempt Streets. Realy 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	15.1 x 13.1
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Dining Room	Main Floor	15.7 x 11.1
<b>Zoning</b>	RES (OTR)	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	13.1 x 9.10
<b>Inclusions</b>		<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	11 x 9.3
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Master Bedroom	2nd Level	16.7 x 11.5
<b>Association Fees</b>		<b>Other</b>	South Shore Waldorf School & Kindergarten	Bedroom	2nd Level	10.9 x 7.1
<b>Condo Corp #</b>		<b>Garage Details</b>		Bath 1	2nd Level	10.9 x 6.10 (4-pc)
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway	OTHER	2nd Level	6.3x12.10 + 7.8x5.1
<b>Condo Fee Includes</b>		<b>Rental Income</b>		Utility	Lower	12.6 x 10
		<b>Mini/Mobile CSA/ABS#</b>		Storage	Lower	15.6 x 10
		<b>Mini/Mobile Serial #</b>		Workshop	Lower	14 x 13
		<b>Mobile/Leased Land Fees</b>		Storage	Lower	13.2 x 13.1

**Property Overview**

This charming little Cape is located on a quiet corner in Old-Town with partial harbour views, just 4 blocks up from the famous harbour and a vibrant waterfront commercial district offering a myriad of interesting shops, restaurants and services. Inside, find a bright interior with surprisingly spacious principal rooms on the main level. The original staircase leads to a generous Master and second Bedroom plus bath on the 2nd floor. The Lunenburg 'Bump' at back of house provides a sunny sitting area and keeps watch over the harbour entrance. Need more living space?...no problem – there's great development potential on the lower level with sunny south facing aspect and full height walkout to the back yard. Original pine floors have been refinished throughout and upgrades in the last few years include new roof, newer windows, new oil tank, and some electrical updates. Perfectly livable as is, or priced low enough for that grand renovation to transform this little gem into a stunning and stylish residence.

**Property Features**

<b>BUILDING STYLE</b>	Cape Cod	<b>DRIVEWAY/PARKING FEATURES</b>	Gravel See Remarks
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>RENTAL EQUIPMENT</b>	None
<b>BASEMENT</b>	Full, Undeveloped, Walkout	<b>WATER ACCESS/VIEW</b>	View: Harbour, View: Ocean
<b>FOUNDATION</b>	Stone	<b>LAND FEATURES</b>	Sloping/Terraced, Year Round Road
<b>EXTERIOR FINISH</b>	Wood Shingles	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
<b>ROOF</b>	Asphalt Shingle		
<b>FLOORING</b>	Softwood, Vinyl		
<b>HEATING/COOLING TYPE</b>	Forced Air, Furnace		
<b>FUEL TYPE</b>	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**  
**cindy@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**



List Office RED DOOR REALTY - 16940

MLS # 201609877

List Price \$169,000

Status: ACT

Class: RE

Address 206 Cumberland St

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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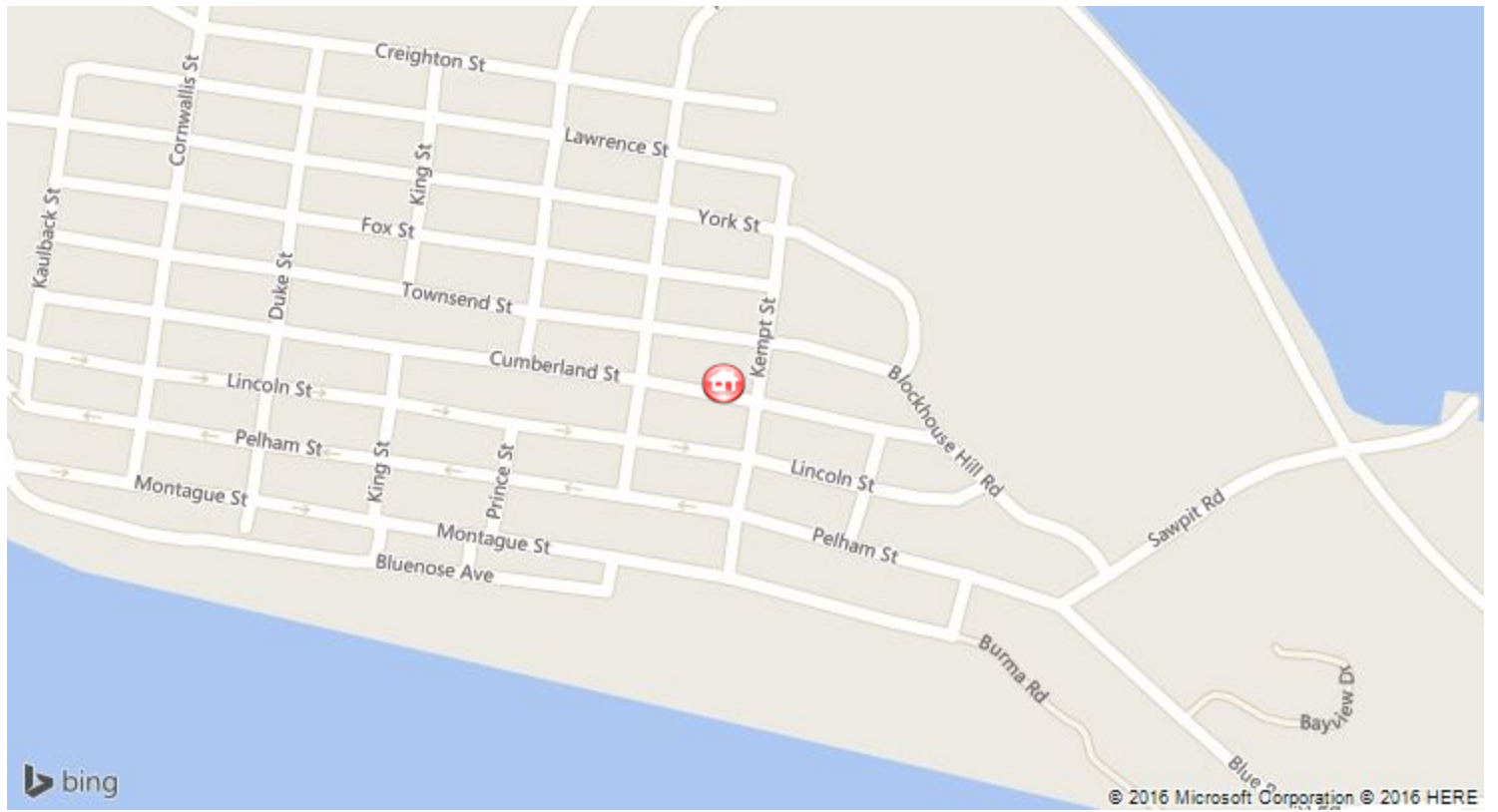
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