

## 106 Tanner Settlement Rd, Lunenburg Co.



### *The Joys of Country-Living!*

**\$335,000**

Why sacrifice space & privacy for modern convenience when you can have it all...just 7 minutes outside of Lunenburg? 2.4 acres with a beautifully designed & constructed contemporary home with quality in all the finishes...this is not your run-of-the-mill subdivision home! Open-plan living/dining area adjoins large & well-equipped custom kitchen. 3 main floor bedrooms including spacious master w/ full ensuite, his-&-hers closets, and balcony overlooking lawn & gardens. Lower level features an expansive family room w/ French doors to stone patio, large den w/ broad bay window, a large media/rec room area, full bath w/ laundry, & storage room. A 5-zoned in-floor radiant heating system ensures comfort upstairs & down. 3 well-built outbuildings complement the residence in style: a large workshop w/ 2nd floor loft is ideal for the craftsman; a handsome garden shed - ample for all the yard tools; and a tidy little hen-house - enjoy your own fresh eggs! (now try that in town!)



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### **Listing Agents**

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### **Property Highlights**

**Age ±:** 8 years

**Lot Size:** 2.4 acres

**Floor Space:** 2918 sq ft

**Bedrooms:** 4

**Bathrooms:** 3

**Heating:** in-floor hot water radiant heat,  
oil-fired furnace

**Water:** drilled well

**Sewer:** septic

**Parking:** gravel driveway

**Services:** electricity, phone, satellite  
hi-speed internet

**Features:** decks & patio, ensuite w/ air-jet  
tub, heat recovery ventilator

**Outbuildings:** workshop (28.5' x 20.5'),  
garden shed (8' x 10')

**Taxes:** \$2,171 (2014)

### **Rooms**

Living/Dining Room: 22' x 16' (Main)

Kitchen: 13' x 13' (Main)

Master Bedroom: 17.5' x 13' (Main)

Ensuite (3-pc): 9.5' x 7' (Main)

Bedroom: 12' x 10' (Main)

Bedroom: 12' x 9' (Main)

Main Bath (4-pc): 9' x 6.5' (Main)

Family Room: 25' x 18' (Lower)

Den/Office: 15' x 14.5' (Lower)

Rec Room: 19.5' x 11' (Lower)

Bath (3-pc) plus Laundry: 10' x 9' (Lower)

### **Directions**

From Lunenburg, follow Hwy-332 south towards Riverport. Turn right onto Tanner Settlement Rd (~6 mins outside of town). Civic #106 is the 5th driveway on the right. Look for the Coastal Winds Realty Sign!