



## Contemporary Style & Comfort

**\$267,500**

It seems everyone these days is looking for a home that is comfortable to live in, easy to maintain, affordable to heat, and accessible to amenities. Well, Here It Is! This 5 year old home offers a clever one-level floorplan featuring a completely open-concept main living area with a sleek contemporary design under cathedral ceilings. Large windows on both sides infuse the airy main living space with natural light from dawn to dusk. Acid-stained polished concrete floors throughout the house are warmed with comfortable and efficient in-floor radiant hot water heating. Generous Master with double French door walk-out and a 2nd Bedroom which doubles as an office or den. Excellent outbuilding with double bay garage and large workshop/studio - a great creative space (22'7" x 21'5") with lots of natural light and separate 100Amp power service. Set on a 1.5 acre lot with pretty pastoral views over rolling tree-lined hilltops. Enjoy the peace of a quiet country road with Town of Lunenburg cultural amenities and services just 2 minutes away.



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 ±:** 2008  
**Lot Size:** 1.46 acres  
**Style:** One-Level Contemporary  
**Floor Space:** 1500 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Flooring:** acid-stained polished cement  
**Heating:** electric hotwater in-floor radiant  
**Water:** drilled well  
**Sewer:** septic (new in 2007)  
**Parking:** interlocking brick paved driveway for 2+ vehicles  
**Garage:** detached double, with workshop (45.4 x 22.3)  
**Services:** electricity, phone, cable, high-speed internet  
**Taxes:** \$1,941 (2013)

### Rooms

Living/Kitchen/Dining: 29'2" x 25'9" (Main)  
 Master Bedroom: 15'5" x 12' (Main)  
 Bedroom/Den: 13'4" x 12' (Main)  
 Bath (4-pc): 9'9" x 7'10" (Main)  
 Laundry/Utility: 10'1" x 7'10" (Main)  
 Back Hall: 7'9" x 4' (Main)  
 Front Hall: 7'9" x 4' (Main)  
 Workshop (in garage bldg): 22'7" x 21'5" (Main)

### Directions

Convenient location just 2 km outside Town of Lunenburg. Follow Victoria Rd from Lunenburg and turn left onto Hwy 332 just at edge of town. Drive 1km and turn right onto Front Centre Rd. Civic #209 is 250m up the hill on the right. Look for the Coastal Winds Realty sign!