

251 Victoria Rd, Lunenburg



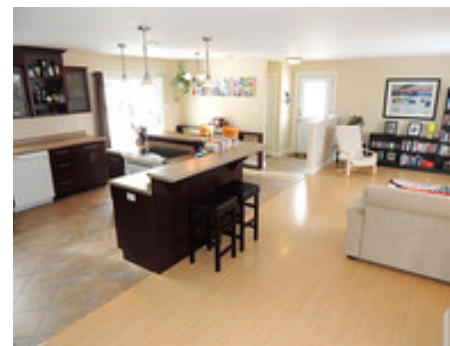
A Home with Room to Grow!

\$262,500

Lunenburg!...one of the best communities in Nova Scotia to raise a family. Rich with educational, recreational and cultural offerings, the popular south shore community is attracting families from far & wide...all coming to enjoy a quality lifestyle and safe environment for children. And here's the ideal home for a growing family! The thoughtful split level design creates kid friendly spaces as well as "great for the whole family" gathering spaces, with nice separation of living and sleeping quarters. A totally open-plan main floor melds a generous Living Room with a spacious Kitchen and adjoining Dining area that opens to a large sunny deck at the back of the house. The upper level features 3 large bedrooms (including Master w/ ensuite & walk-in closet), family bath and laundry room. Bringing the sitters...err, in-laws? No problem, the lower level is currently a sprawling Family Room, office/workshop plus storage, but is perfectly suited for conversion to a self-contained in-law suite, with ample living space, a private ground-level entry, and plumbing already roughed-in. And let's not forget about comfort. Everyone will enjoy the warmth beneath their feet from in-floor hot water radiant heat throughout the house. This great family home sits on a lovely half acre lot, elevated and nicely sheltered from the road by a mix of mature trees. Located in a nice neighbourhood of newer homes, easy walking distance to the new school, recreation centre, grocery store and historic waterfront.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

Cindy Dial C: 902-298-0332
 E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
 E: adam@reddoorrealty.ca

Property Highlights

Age ±: 2010
Lot Size: 25,065 sq ft (.58 acres)
Floor Space: 2200 sq ft
Bedrooms: 3
Bathrooms: 2.5
Heating: electric hot water in-floor radiant
Water: municipal
Sewer: municipal
Parking: gravel driveway with parking for multiple vehicles
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Features: ensuite, covered verandah, large patio/deck, HRV/air exchanger
Outbuildings: garden shed
Assessment: \$330,100 (2015)
Taxes: \$4,242 (2015)

Rooms

Living Room: 18.2 x 13.2 (Main)
 Dining Room: 11.10 x 9.1 (Main)
 Kitchen: 12 x 12 (Main)
 Foyer/Hall: 13 x 9.3 (Main)
 Powder Room (2-pc): 6 x 3 (Main)
 Mudroom w/ Closet: 8.3 x 6.2 (Main)
 Master Bedroom: 14.4 x 12.8 (2nd)
 Master Ensuite (3-pc): 8.4 x 6.2 (2nd)
 Walk-in Closet: 8.4 x 6.2 (2nd)
 Bedroom: 11.6 x 11.4 (2nd)
 Bedroom: 11.6 x 11.4 (2nd)
 Bath (4-pc): 9 x 8.4 (2nd)
 Laundry: 6.3 x 5.8 (2nd)
 Family Room: 22.5 x 14.4 (Lower)
 Office/Workshop: 12.9 x 12.2 (Lower)
 Storage (w/ rough-in plumbing): 12.2 x 6.11 (Lower)
 Utility/Storage: 9.9 x 4.7 (Lower)
 Lower Foyer/Hall: 19.9 x 4.11 plus jog

(Lower)

Directions

TOWN OF LUNENBURG: Heading out of town along Victoria Rd take the first driveway on your left after passing 'The Water Market'. Look for the Coastal Winds Realty sign!