

13 McKenzie St, Lunenburg



Good Things Come in Small Packages!

\$229,000

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!



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Listing Agents

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Property Highlights

Age ±: c. 1952

Lot Size: 4,215 sq ft

Style: 1.5 Storey

Floor Space: 1480 sq ft

Bedrooms: 2

Bathrooms: 1

Flooring: hardwood, carpet, ceramic tile, linoleum

Heating: oil-fired forced hot air

Water: municipal

Sewer: municipal

Parking: gravel driveway

Garage: single carport

Services: electricity, phone, cable, high-speed internet (FibreOP available)

Features: large back deck

Fireplace/s: wood burning fireplace

Outbuildings: garden shed (12.3 x 10.3)

Zoning: residential

Taxes: \$1990 (2015)

Rooms

Living Room: 15.11 x 11.5 (Main)

Den/Office: 11.9 x 8.5 (Main)

Kitchen: 11 x 7.7 (Main)

Dining Area: 9.4 x 9 (Main)

Bath (4-pc): 11.1 x 5.9 (Main)

Bedroom: 15.5 x 10.6 (2nd)

Bedroom: 11.6 x 10.9 plus jog (2nd)

Upper Landing: 7.3 x 6 (2nd)

Rec Room: 24.6 x 14.6 (Lower)

Utility Room: 25.6 x 8 (Lower)

Directions

TOWN OF LUNENBURG: McKenzie Street, between Dufferin and Broad Streets. Look for the Red Door Realty sign!