



"Shingle & Shutter"

\$278,900

Here's a property that is the very definition of "Family Home". It is situated well back on a shady lawn for Junior to mow, surrounded by Mom's mature flower gardens, with plenty of paved drive/parking space for Dad's vehicular/marine interests...and even more rear yard space with expansive deck for the collective family recreational passions. Plenty of space outside, plenty inside, featuring a very large ground floor Master Bedroom with adjacent 4-piece Bath, Kitchen overlooking the back gardens, and a full front-to-back Living/Dining Room with hardwood floors. Upstairs there are two reasonable sized Bedrooms and a very large room infused with tree-filtered light which is currently used as a Den/Office, but could easily be an additional master-size Bedroom (already with a half bath), OR a 'Mom-Cave' extraordinaire! Time to mention that Dad already has a full basement workshop, not to mention the matching 10' x 12' garden studio that is up for grabs. Many upgrades: new windows throughout, new roof, cove-moulded ceilings, etc.



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



Listing Agents

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Property Highlights

Age ±: 1946

Lot Size: 9,691 sq ft (.22 acres)

Style: Storey and a Half

Floor Space: 1880 sq ft

Bedrooms: 3

Bathrooms: 1.5

Flooring: hardwood, softwood, cushion, carpet

Heating: oil-fired forced hot air, electric baseboards

Water: municipal

Sewer: municipal

Parking: paved double driveway

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

Features: large deck, patio

Outbuildings: garden shed (10' x 12')

Zoning: Residential

Taxes: \$2,420 (2015)

Rooms

Living Room: 15.6 x 12.1 (Main)

Dining Room: 10.3 x 9.6 (Main)

Kitchen: 12.10 x 10.3 (Main)

Master Bedroom: 12.4 x 12 + 11 x 9 (Main)

Bath (4-pc): 10.8 x 5.10 (Main)

Laundry / Office: 10.4 x 9.9 (Main)

Back Foyer: 4.10 x 8 (Main)

Mudroom: 7.10 x 3.6 (Main)

Bedroom: 16 x 11.2 (2nd)

Bedroom: 12.10 x 9.8 (2nd)

Den (or Bedroom): 16.2 x 10.8 + 5.6 x 4.4 (2nd)

Bath (2-pc): 4.11 x 3.10 (2nd)

Storage: 9 x 7 (2nd)

Upper Hall: 18.8 x 3.9 (2nd)

Directions

TOWN OF LUNENBURG, Dufferin Street
just past the "Y" with Maple Avenue. Look
for the Red Door Realty sign!