

151 Brook Street, Lunenburg



New-Town Bungalow with Flair!

\$247,500

New-Town Bungalow with flair! Situated in a quiet family-friendly neighbourhood, this updated 3 Bedroom home enjoys a large corner lot, and is easy walking distance to the school, recreation centre and hospital. The fresh interior has enjoyed extensive renovations in recent years, and includes energy-saving upgrades including efficient ductless heat-pump. The spacious open plan main living area is bright with large windows and natural light, yet cozy with its traditional wood-burning fireplace. The Living Room flows to Dining Room with large built-in china cupboard, and the sizable Kitchen has space to accommodate a central island, or dining table. Main floor Laundry is conveniently located at the back entry giving easy access to outdoors for those who prefer line-dried. Additional living space below in the partially finished lower level complete with half bath -- plenty of room for kids, hobbies, office, etc. Outside, there are large lawns in front and back and a sunny deck, 2 paved driveways and in-ground garage, plus a handy garden shed. So, what's left on 'your' checklist?



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



Property Highlights

Age ±: approx. 55 years
Lot Size: 10,770 sq ft (.25 acres)
Floor Space: 2230 sq ft
Bedrooms: 3
Bathrooms: 1.5
Flooring: laminate, cushion
Heating: oil-fired forced hot air, ductless heatpump, electric baseboards
Water: municipal
Sewer: municipal
Parking: 2 paved driveways (one on each street)
Garage: in-ground single, heated
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Features: deck, central vac, cedar closet
Fireplace/s: wood burning fireplace
Outbuildings: garden shed
Zoning: Residential
Taxes: \$2,629 (2015)

Rooms

Living Room: 18.8 x 14.8 (Main)
Dining Room: 11.7 x 10.7 (Main)
Kitchen: 14 x 11 + jog (Main)
Laundry / Back Porch: 7 x 5 (Main)
Foyer/Hall: 12 x 4 (Main)
Master Bedroom: 14 x 11.3 (Main)
Bedroom: 13.3 x 11.2 (Main)
Bedroom: 11.2 x 9.2 (Main)
Bath (4-pc): 8.7 x 4.10 + 5.4 x 4.6 (Main)
Cedar Closet: 3 x 3.2 (Main)
Family Room: 22.5 x 12.3 (Lower)
Den: 11.9 x 10.5 (Lower)
Office: 11.8 x 10.5 (Lower)
Bath (2-pc): 7.10 x 4.11 (Lower)
Utility Room: 23.6 x 12.4 (Lower)

Listing Agents

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

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

Workshop (garage): 24 x 12.4 (Lower)

Directions

Town of Lunenburg, "New-Town" District.
Corner of Brook and Montgomery Streets.
Look for the Red Door Realty sign!