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









Listing Agents

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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)

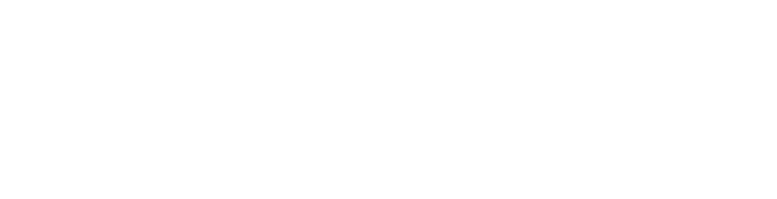
Foyer/Hall: 12 x 4 (Main)

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)



Workshop (garage): 24 x 12.4 (Lower)

Directions

Town of Lunenburg, "New-Town" District. Corner of Brook and Montgomery Streets. Look for theRed DoorRealty sign!