

9 First Peninsula Road, First Peninsula



MLS® 201622345

All About Bright \$269,000

"Bright" is good! Bright is a synonym for smart. We all want to live in "bright" spaces for now and we want "bright" futures. This property is all about "bright". Start with the spaces...glowingly bright sunlit rooms. The open plan living-dining-kitchen area runs front-to-back on the ground floor and is flooded with natural light. Sunrise greets your awakening in the two easterly facing downstairs bedrooms. Southern and westerly light warms the big living area, reflecting off the polished hardwood floor and washing up the brilliant sunflower-tinted walls. The large picture window offers up a scenic panorama over the Lunenburg Back Harbour and draws in the bright colors from the floral-dense veranda spanning the south-face of the house. The second floor is devoted to an expansive master bedroom suite, with a sky lit bathroom and a spacious walk-in closet. The view from the front dormer takes in the Lunenburg Academy on the hill across the way. In the basement we find that other kind of "brightness"...the "bright outlook" derived from good fiscal management...to wit, rental income to pay the mortgage. The much-in-demand apartment here has a private entrance and is composed of windowed living-room, kitchen, bedroom, plus a 3 piece bathroom and closeted laundry. And, while we are on the "bright" side of the \$-ledger-\$, consider the fact that this property is just across the street/boundary from the heavy tax burden of Lunenburg town with a 40% lower annual levy. That adds up to over \$1,400 savings...call that, "bright news."



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Listing Agent

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Property Highlights

Age ±: approx 80 yrs
Lot Size: 25,833 sq ft (.59 acres)
Floor Space: 1975 sq ft
Bedrooms: 4
Bathrooms: 3
Flooring: hardwood, softwood, ceramic, laminate
Heating: oil-fired forced hot air, electric baseboards
Water: drilled well
Sewer: septic
Parking: gravel driveway, parking for multiple vehicles
Garage: single detached, wired (22.6 x 18.6)
Services: electricity, phone, cable, high-speed internet
Features: 1-Bedroom income unit (rents for \$750/mo), covered front verandah, harbour view, ensuite
Assessment: \$279,400 (2016)
Taxes: \$2,515 (2016)

Rooms

Living Room: 19.8 x 16.3 (Main)
Kitchen: 14.9 x 11.3 (Main)
Bedroom: 13 x 10 (Main)
Bedroom: 10 x 10 (Main)
Bath (3-pc): 10 x 4.6 (Main)
Master Bedroom: 19.6 x 15 (2nd)
Ensuite Bath (4-pc): 11 x 7 (2nd)
Walk-in Closet: 9 x 6 (2nd)
Apartment Living Room: 13.6 x 12 (Lower)
Apartment Kitchen: 13 x 6 (Lower)
Apartment Bedroom: 10.6 x 12 (Lower)
Apartment Bath (3-pc): 6.6 x 5 (Lower)

Directions

Located at the head of Back Harbour just outside of Lunenburg Town limits. Civic #9 is position right at the convergence of Kissing Bridge Road and First Peninsula Road. Look for the Red Door Realty Sign!