

287 Green St, Lunenburg



SIMPLIFY!...and Enjoy Life More **\$274,900**

SIMPLIFY!...and enjoy life more with this low maintenance, low cost & energy efficient new build located just at the edge of town. Start with worry-free home ownership with 5 years remaining on the Atlantic Home Warranty. Then treat yourself to the comfort and economy of heat-pump heating & central air conditioning. Main Living Area features hardwood floors and cathedral ceilings and a Kitchen that opens to Dining Room with walkout to large sunny deck with pretty pastoral views and sunsets over rolling hills. Each of the 3 good sized bedrooms enjoys its own full ensuite. Would you like to supplement your living cost?...the 2 bedrooms on the main level were planned with income in mind, and serve as profitable B&B guest rooms for the current owners. A sizable lot with south-west aspect provides great outdoor space for the young family, or the retired couple keen to garden. It really isn't that complicated...a comfy, affordable & worry free home in a great community. The rest is up to you.



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



Listing Agents

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Property Highlights

Age ±: 2012
Lot Size: 27,670 sq ft (.64 acres)
Floor Space: 1900 sq ft
Bedrooms: 3
Bathrooms: 3
Flooring: hardwood, carpet, cushion
Heating: electric heat pump (heat & air-conditioning)
Water: municipal
Sewer: septic
Parking: paved double driveway
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Features: each bedroom w/ full ensuite, central air, generator panel, back deck, Atlantic Home Warranty (5-years)
Zoning: residential
Assessment: \$297,800 (2014)
Taxes: \$3,827 (2014)

Rooms

Living Room: 17.5 x 12 (Main)
Dining Room: 12.2 x 9.3 (Main)
Kitchen: 12.2 x 9.10 (Main)
Entry/Foyer: 7.8 x 4.10 (Main)
Vestibule: 8.7 x 7.3 (Main)
Bedroom: 14.6 x 10.8 (Main)
Ensuite (3-pc): 10.10 x 4.4 + jog (Main)
Bedroom: 14.6 x 10.10 (Main)
Ensuite (3-pc): 10.10 x 4.4 + jog (Main)
Master Bedroom: 13.5 x 12.3 (Lower)
Ensuite (4-pc): 10.7 x 9.6 (Lower)
Walk-in Closet: 8.7 x 5 (Lower)
Den/Office: 9.4 x 8.6 + jog (Lower)
Storage: 9.8 x 5.9 (Lower)
Laundry: 10 x 7.8 (Lower)
Utility Room: 12.10 x 12.9 + 19.8 x 6.9

(Lower)

Directions

Town of Lunenburg: Green Street, at the crest of the hill. Look for the Coastal Winds Realty sign!