



**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	201505239	<b>Number of Bedrooms</b>	5
<b>PID #</b>	60638715	<b>Master On Main Floor?</b>	Yes
<b>Additional PID</b>	No	<b>Full Baths</b>	1
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	150
<b>Listing Price</b>	\$229,500	<b>Year Built Unknown</b>	
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	1,825
<b>Address</b>	165 First Peninsula Road	<b>Square Footage (MLA)</b>	1,825
<b>Address 2</b>		<b>Building Dimensions</b>	32.2 x 30.9 + 16.5 x 13.7
<b>Community</b>	First Peninsula	<b>Lot Size</b>	2 acres (pending subdivision)
<b>District</b>	405-Lunenburg County		
<b>Sub-District</b>	B3		
<b>Style</b>	Detached		

**Directions to Property**

Just at the edge of Lunenburg, turn off Hwy-332 onto First Peninsula Rd and immediately veer right and continue along the water about 850 meters to civic #165, driveway on your left. Realty sign posted.

**Closing Date**

**General Property Information:**

<b>Prop Knwn As/Bdy of Water</b>	Lunenburg Back Harbour	<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Bluenose Academy	Living Room	Main Floor	14.10 x 13.2
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Dining Room	Main Floor	11.9 x 11.1
<b>Zoning</b>	NA	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	17.10 x 11.8
<b>Inclusions</b>	fridge, stove, washer & dryer, oak dining room set (table & 5 chairs), greenhouse frame, firewood	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Bedroom	Main Floor	14.2 x 13.2 (less jog)
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Bath 4	Main Floor	7.4 x 5 (4-pc)
<b>Association Fees</b>		<b>Other</b>	South Shore Waldorf School & Kindergarten	OTHER	Main Floor	6.4 x 5 (back)
<b>Condo Corp #</b>		<b>Garage Details</b>	3 Garden and Equipment Sheds	Mud Room	Main Floor	8.3 x 6
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway, parking for multiple vehicles.	Bedroom	2nd Level	13.2 x 13.5
<b>Condo Fee Includes</b>		<b>Rental Income</b>	No	Bedroom	2nd Level	13.2 x 8.3
		<b>Mini/Mobile CSA /ABS#</b>		Bedroom	2nd Level	13.4 x 10.10
		<b>Mini/Mobile Serial #</b>		Bedroom	2nd Level	10.10 x 8.3
				OTHER	2nd Level	19 x 5.11 (upper)

**Property Overview**

Country-Living on the Peninsula! Enjoy a peaceful rural lifestyle with water views, just minutes from vibrant Lunenburg. This light-filled storey and a half Cape with 5 Bedrooms (including main floor Master) has been well-maintained and is perfect for raising a large family. Bright principle rooms with large windows and hardwood floors. Eat-in country kitchen with wood stove and patio doors to side deck with unobstructed views over Lunenburg's Back Harbour to the spires of Old-Town churches with the majestic Lunenburg Academy as a stunning backdrop. Set on a gently sloping 2 acre lot with ideal south facing exposure, complete with greenhouse & 3 handy outbuildings. A must see for anyone looking to garden, grow, and get a little closer to the land. Plant your own veggies?...a few chickens perhaps?...Your country adventure begins here!

**Property Features**

<b>BUILDING STYLE</b>	1.5 Storey, Cape Cod	<b>GARAGE</b>	Other
<b>PROPERTY SIZE</b>	1 to 2.99 Acres	<b>DRIVEWAY/PARKING FEATURES</b>	Gravel, Multi Deck, Wood Stove(s), See Remarks
<b>BASEMENT</b>	Full, Undeveloped, Walkout	<b>APPLIANCES INCLUDED</b>	Stove, Dryer, Washer, Refrigerator
<b>FOUNDATION</b>	Stone	<b>RENTAL EQUIPMENT</b>	None
<b>EXTERIOR FINISH</b>	Wood Shingles	<b>WATER ACCESS/VIEW</b>	View: Harbour, View: Ocean
<b>ROOF</b>	Asphalt Shingle	<b>LAND FEATURES</b>	Cleared, Sloping/Terraced, Year Round Road
<b>FLOORING</b>	Hardwood, Linoleum, Softwood		
<b>HEATING/COOLING TYPE</b>	Forced Air, Furnace, Stove		
<b>FUEL TYPE</b>	Oil, Wood		
<b>WATER SOURCE</b>	Drilled Well		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		



**CYNTHIA DIAL - Main: 902-298-0332**  
**cindy@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**



List Office

RED DOOR REALTY - 16940

**MLS #** 201505239  
**List Price** \$229,500  
**Status:** ACT  
**Class:** RE

**Address** 165 First Peninsula Road  
**Community** FIRSTPENI  
**Province** NS  
**Postal Code** B0J 2C0

**Listing Office:**  
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 201505239

PID # 60638715



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.