



MLS Client View - RESIDENTIAL

MLS #	201703197	Number of Bedrooms	4
PID #	60053717	Master On Main Floor?	
Additional PID		Full Baths	3
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	95
Listing Price	\$520,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	3,580
Address	73 Green Street	Square Footage (MLA)	3,250
Address 2		Building Dimensions	55.3 x 30.9 (less jogs)
Community	Lunenburg	Lot Size	2.9 acres
District	405-Lunenburg County	Garage	Yes
Sub-District	B1	Waterfront	No
Style	Detached		

Directions to Property

Town of Lunenburg, Green Street near intersection with Victoria Road. Realty signs posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	24.1 x 15
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	15.1 x 14.11
Zoning	RES		Centre scolaire de la Rive Sud (P-12)	Sun Room	Main Floor	23.8 x 9.2
Inclusions		Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	15.1 x 13.11
Exclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	16.6 x 15 plus jog
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Laundry	Main Floor	6.7 x 5
Condo Corp #			South Shore Waldorf School & Kindergarten	Bath 1	Main Floor	7.9 x 7.4 less jog
Monthly Condo Fee			single plus, detached, wired	Foyer	Main Floor	16.8 x 7.1
Condo Fee Includes			paved circular driveway	OTHER	Main Floor	12.9 x 11 (glass Portico)
		Other		Master Bedroom	2nd Level	21.3 x 15
		Garage Details		Ensuite Bath 1	2nd Level	9 x 5 (4-pc)
		Parking Details		Bedroom	2nd Level	15.3 x 11.1 plus jog
		Rental Income		Bedroom	2nd Level	11.10 x 11.7
		Mini/Mobile CSA/ABS#		BEDRM	2nd Level	17 x 12.9 less jog
		Mini/Mobile Serial #		BATH2	2nd Level	10.8 x 7.10 plus jog
		Mobile/Leased Land Fees		OTHER	2nd Level	10.3 x 8 (Upper
				RECRM	Lower	22 x 15
				UTIL	Lower	22.5 x 12.9 (Electrical

Property Overview

Here is a rare opportunity to invest in the historic town of Lunenburg. This dignified four-bedroom home was built in the early 1920's and it is now offered for sale for the first time. The home itself has some beautiful features but add to that the nearly 3-acre municipally serviced lot, and the development possibilities are endless. Such a large and well situated parcel is an extremely rare find in this popular but compact seaside community. Indeed, 73 Green Street enjoys an outstanding location at the geographic hub of Lunenburg, with just about every town amenity within a 1.5km radius...just think...Walk to Everything!

Property Features

BUILDING STYLE	2 Storey	GARAGE	Detached, 1.5, Wired
PROPERTY SIZE	1 to 2.99 Acres	DRIVEWAY/PARKING	Circular, Paved
BASEMENT	Full, Partially Developed, Walkout	STRUCTURES	Deck
FOUNDATION	Concrete	FEATURES	Alarm System, Ensuite Bath, Intercom, Water Jet Tub, See Remarks
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	None
ROOF	Asphalt Shingle	LAND FEATURES	Partially Cleared, Landscaped, Level, Year Round Road
FLOORING	Carpet, Ceramic, Hardwood	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
HEATING/COOLING TYPE	Furnace, Hot Water, Radiator		
FUEL TYPE	Oil		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



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RED DOOR REALTY - 16940

List Office

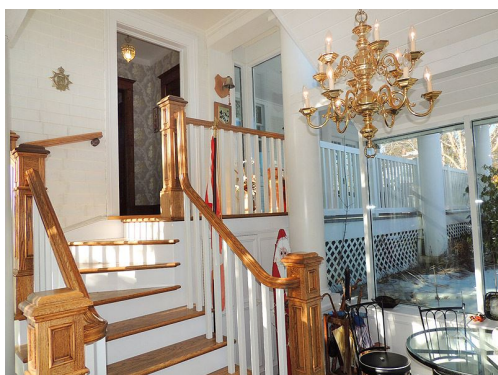
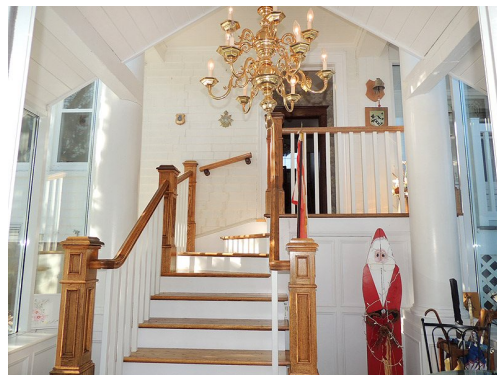
RED DOOR REALTY - 16940



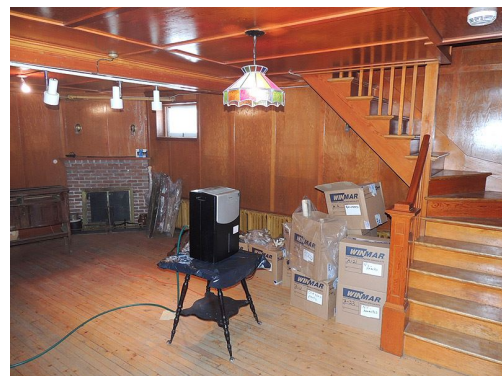
MLS # 201703197
List Price \$520,000
Status: ACT
Class: RE

Address 73 Green Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



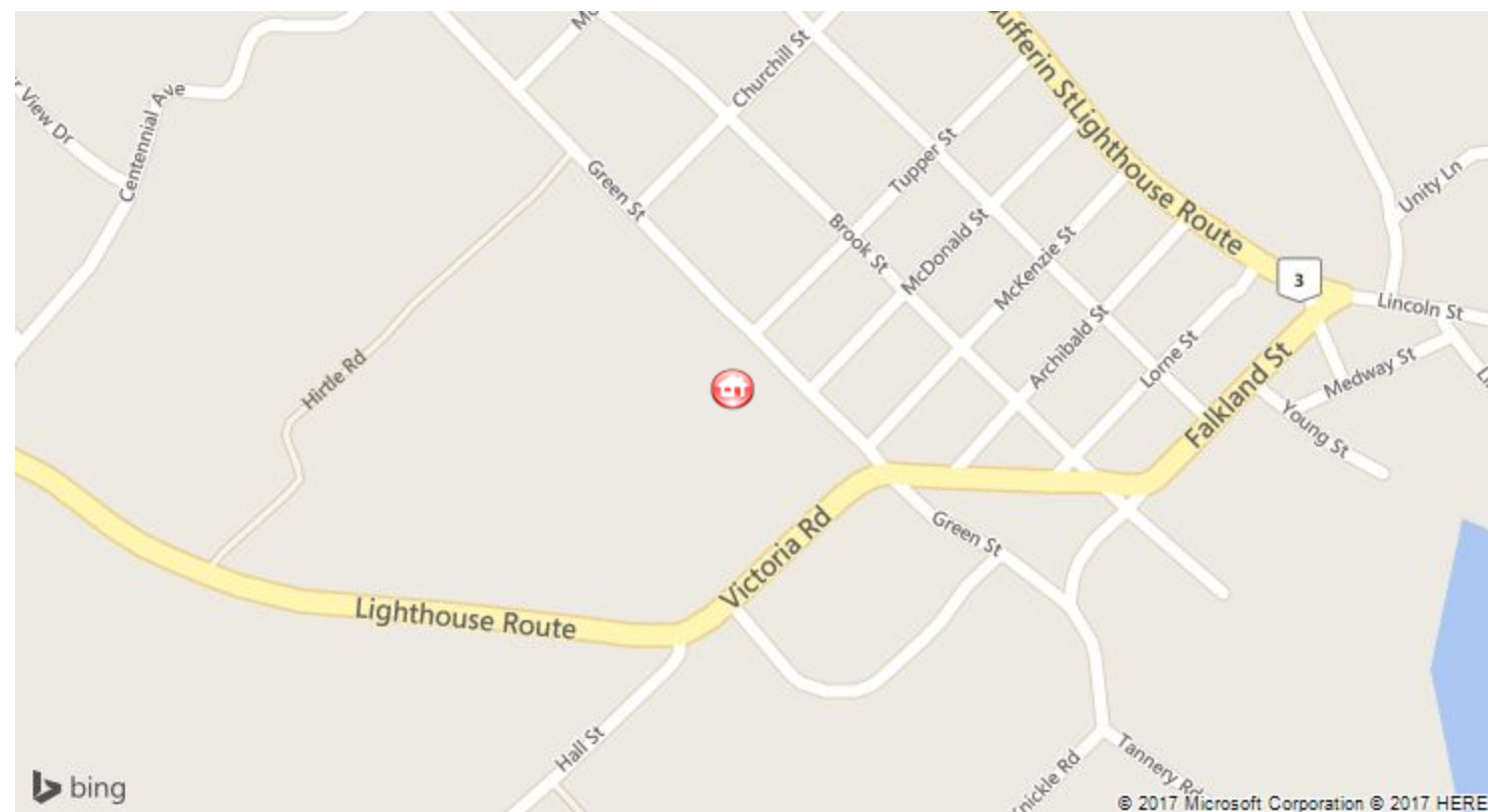
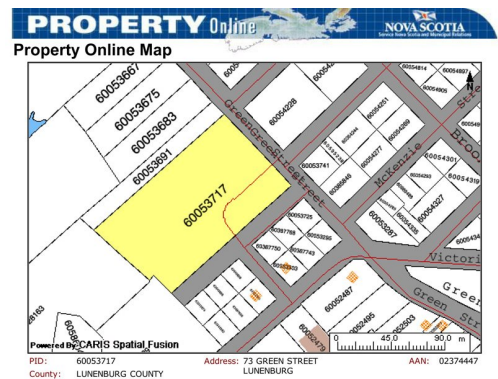
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