



## MLS Client View - RESIDENTIAL

<b>MLS #</b>	201713749	<b>Number of Bedrooms</b>	5
<b>PID #</b>	60168036	<b>Master On Main Floor?</b>	Yes
<b>Additional PID</b>	Yes	<b>Full Baths</b>	3
<b>Type</b>	Single Family	<b>Half Baths</b>	1
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	12
<b>Listing Price</b>	\$1,850,000	<b>Year Built Unknown</b>	
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	3,514
<b>Address</b>	46 & 58 Shore Road	<b>Square Footage (MLA)</b>	3,514
<b>Address 2</b>	Lunenburg	<b>Building Dimensions</b>	#46: 70x27 + 41x22   #58: 42.8x25.6 + 6.1x5.5
<b>Community</b>	Garden Lots	<b>Lot Size</b>	37,516 + 20
<b>District</b>	405-Lunenburg County		
<b>Sub-District</b>	B1		
<b>Style</b>	Detached		

### Directions to Property

Town of Lunenburg: Follow Pelham Street to where it turns into Blue Rocks Road at the eastern end of town, then veer to the right onto Shore Road. The driveway for #46 & #58 are on your right about 200 meters up Shore Road. Realty sign posted.

### Closing Date

### General Property Information:

<b>Prop Knwn As /Bdy of Water</b>	Lunenburg Bay & Lunenburg Harbour
<b>Water Frontage</b>	314.00
<b>Meas</b>	
<b>Water Frontage Units</b>	Feet
<b>Zoning</b>	RES
<b>Inclusions</b>	MAIN HOUSE: Thermador propane range; refrigerator; dishwasher; microwave; 2 Sub-Zero wine coolers; washer & dryer; laundry room fridge; ice machine. GUEST HOUSE: fridge; propane range; dishwasher; microwave; propane fireplace; washer & dryer. Wharf and docking facilities.

<b>Elementary School</b>	Bluenose Academy
<b>Middle/Jr High School</b>	Bluenose Academy
<b>High School</b>	Park View Education Centre
<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)
<b>Fr Imm Middle/Jr High School</b>	Centre scolaire de la Rive Sud (P-12)
<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud
<b>Other</b>	South Shore Waldorf School & Kindergarten
<b>Garage Details</b>	double attached, heated
<b>Parking Details</b>	parking spaces for multiple vehicles at both houses. Potential

ROOM TYPE	LEVEL	ROOM
Living Room	Main Floor	17.8 x 17.6
Kitchen	Main Floor	32.2 x 17.6 (& Dining)
Foyer	Main Floor	14.10 x 8.8
OTHER	Main Floor	14.9 x 4.10 (Main Hall)
Bath 1	Main Floor	6.8 x 5.5 (2-pc)
Master Bedroom	Main Floor	16.3 x 15.10
Ensuite Bath 1	Main Floor	15.9 x 7.9 plus jogs
OTHER	Main Floor	6.8 x 4.10 (Walk-in
OTHER	Main Floor	7 x 5 + jog (Walk-in
Bedroom	Main Floor	17 x 9.11
Bedroom	Main Floor	12.8 x 10 + jog
Bath 2	Main Floor	8.2 x 5 (4-pc)
Laundry	Main Floor	11.11 x 7.3 less jog
OTHER	Main Floor	20 x 10 - Garden Studio
LIVIN	Main	18 x 12 - Guest House
DINRM	Main Floor	13.6 x 7.9 - Guest
KITCH	Main Floor	17.5 x 16.7 - Guest
BEDRM	Main Floor	11.10 x 10.10 - Guest

**Exclusions**  
**Association Fees**

**Rental Income**  
**Mini/Mobile CSA /ABS#**  
**Mini/Mobile Serial #**  
**Mobile/Leased Land Fees**

### Property Overview

Family Compound...COMPOUND PLEASURE!: For extended family or endless guests, this combo offers a stunning residential compound. Main House...Guest House, with just the right amount of social distance between them, but integrated by amazing landscaping and the pride-of-place view-plane over Lunenburg Harbour and historic Old-Town. The "in-between" areas feature a garden/artist's studio with a shaded verandah for leisurely sipping cool drinks on a hot afternoon of watching the tall ship traffic in the harbour. There are sweeping lawns, a panoply of colorful gardens and shrubbery, not to mention a commodious dock for welcoming home the sailors, young and old. Back up in the main house celebration is the order of everyday living here, and there is a gleaming granite-graced kitchen capacious enough to peacefully accommodate multiple cooks, all part of a great room filling up with hungry (and thirsty) spectators. At the end of the evening, the compound becomes a division, with three bedrooms in the main house, a couple more in the guest house...and, how about those night-owl kids with flashlights all curled up on the daybed in the garden studio. Compound pleasure here...for every generation.

### Property Features

<b>BUILDING STYLE</b>	Bungalow, Contemporary, 1 Level	<b>GARAGE</b>	Attached, Double, Heated
<b>PROPERTY SIZE</b>	1 to 2.99 Acres	<b>DRIVEWAY /PARKING STRUCTURES</b>	Brick, Gravel, Interlocking, Multi, Parking Spaces(s)
<b>BASEMENT</b>	Full, Undeveloped, Walkout	<b>FEATURES</b>	Deck, Patio, Dock, Shed, Wharf Balcony, Alarm System, Central Vacuum, Ensuite Bath, HRV (Heat Rcvry Ventln), Secondary Suite, Gas Stove(s), Propane Fireplace, See Remarks
<b>FOUNDATION</b>	Concrete	<b>RENTAL EQUIPMENT</b>	Propane Tank
<b>EXTERIOR FINISH</b>	Wood Shingles, Wood Siding	<b>WATER FRONTAGE</b>	Bay, Harbour, Ocean
<b>ROOF</b>	Asphalt Shingle	<b>WATER ACCESS /VIEW</b>	Access: Bay, Access: Boat, Access: Harbour, Access: Ocean, View: Bay, View: Harbour, View: Ocean
<b>FLOORING</b>	Carpet, Ceramic, Engineered Hardwood, Marble, Slate, Softwood		
<b>HEATING/COOLING TYPE</b>	Central Air, Fireplace, Forced Air, Furnace, Heat Pump -Ducted, Stove		
<b>FUEL TYPE</b>	Electric, Oil, Propane		
<b>WATER SOURCE</b>	Dug, Well		
<b>SEWAGE DISPOSAL</b>	Holding Tank, Septic		



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**RED DOOR REALTY - 16940**



List Office

RED DOOR REALTY - 16940

**MLS #** 201713749  
**List Price** \$1,850,000  
**Status:** ACT  
**Class:** RE

**Address** 46 & 58 Shore Road  
**Community** GARDENLOT  
**Province** NS  
**Postal Code** B0J 2C0

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



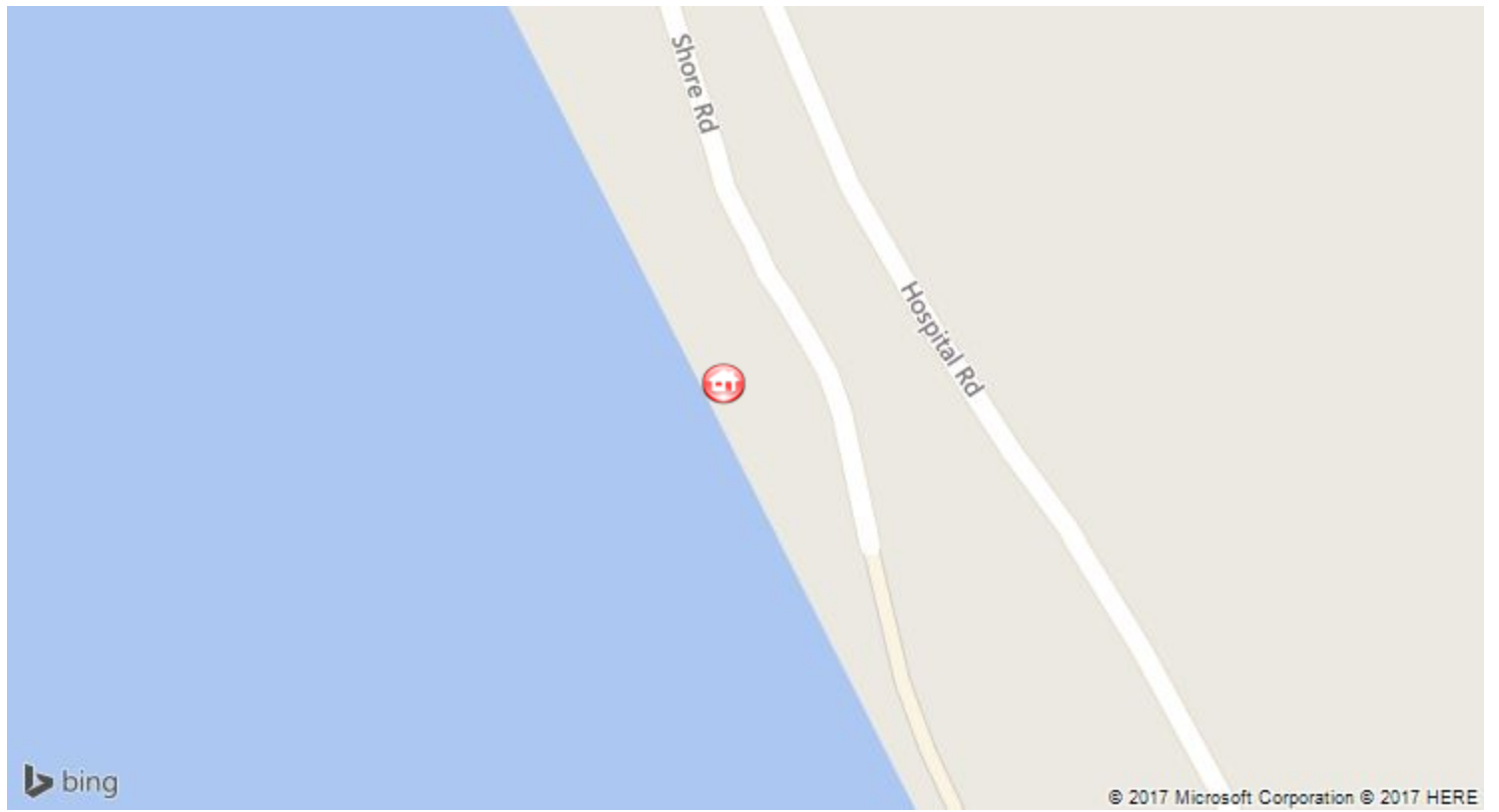
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PID # 60168036



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