



MLS Client View - RESIDENTIAL			
MLS #	201727869	Number of Bedrooms	10
PID #	60056728	Master On Main Floor?	
Additional PID		Full Baths	7
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	108
Listing Price	\$585,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	5,400
Address	216 DUFFERIN Street	Square Footage (MLA)	5,400
Address 2		Building Dimensions	38' 3" X 33' + 30' 8" X 22' 8"
Community	Lunenburg	Lot Size	40,902 ST (.94 ACRE)
District	405-Lunenburg County	Garage	No
Sub-District	B1		
Style	Detached		

Directions to Property

Town of Lunenburg, top of Dufferin Street near hospital. Realty sign 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	16.6 X 13.11 (+ BAY)
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	16.2 X 12.8
Zoning	RES	Fr Imm Elementary School	A.G. Baillie Memorial Primary-6	Den/Office	Main Floor	13.11 X 11.10
Inclusions	Offered turnkey and fully furnished. List of chattel available on request.	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	14.3 X 9.4
Exclusions	personal effects and a limited number of sentimental furniture items.	Fr Imm High School	Centre scolaire de la Rive Sud	Foyer	Main Floor	20 X 8 (+ JOG)
Association Fees		Other	South Shore Waldorf School & Kindergarten	Bath 1	Main Floor	9.8 X 3.2 (2-PC)
Condo Corp #		Garage Details		Kitchen	Main Floor	20 x 11.10 (w/ pantry)
Monthly Condo Fee		Parking Details	large parking area for multiple vehicles.	OTHER	Main Floor	11 x 7.5 (dishroom/rear)
Condo Fee Includes		Rental Income	Yes	Bedroom	2nd Level	14 x 13.4 (+bay)
		Mini/Mobile CSA/ABS#		Ensuite Bath 1	2nd Level	6.8 x 6.5 (4-pc)
		Mini/Mobile Serial #		Bedroom	2nd Level	14 x 8 + 3.10 x 7
		Mobile/Leased Land Fees		Ensuite Bath 2	2nd Level	5.9 x 6.8 (4-pc)
				Bedroom	2nd Level	12.11 x 11
				ENSB3	2nd Level	7 x 6.6 (4-pc)
				BEDRM	2nd Level	13.6 x 9
				ENSB4	2nd Level	9.4 x 7.5 (4-pc)
				OTHER	2nd Level	22.2 x 8 + jog (Upper
				BEDRM	3rd Level	27 x 14.8

Property Overview

Size Matters! ...But so do Style and Quality! And here's a property that offers it all in spades. The MacIntosh-Hebb House has been poised as a 'New Town' landmark for more than a century. Sitting proudly on its nearly 1 acre landscaped lot bordered by towering evergreens. The Main House is a grand example of the period with lavish oak woodwork, paneling and doors, leaded and stained glass, hardwood floors, and large foyer and principle rooms. Sleeping quarters include 4 bedrooms on the second floor, and 2 more in the finished attic. A large 3-level addition is perfectly integrated with the original, matching the 1900s exterior elements exactly, and receiving the Nova Scotia Home Award in 1996 for the restoration/renovation. The Annex nearly doubles the square footage of the house, adding a fully self-contained second living space for in-laws with its own kitchen, spacious living room and 4 extra bedrooms plus full bath. A 3-tier house wide verandah affords walkout space for each level with views over the gardens with the Lunenburg Academy and both front and back harbours in the distance. So much for so little, this could be the Best Buy in Lunenburg on a square footage basis.

Property Features

BUILDING STYLE	3 Storey	DRIVEWAY/PARKING	Gravel, Multi, Parking Spaces(s)
PROPERTY SIZE	0.5 to 0.99 Acres	STRUCTURES	Deck, Patio
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Balcony, Alarm System, Ensuite Bath, Secondary Suite, Water Jet Tub, Gas Stove(s), See Remarks
FOUNDATION	Concrete	RENTAL EQUIPMENT	Propane Tank
EXTERIOR FINISH	Wood Shingles, Wood Siding	LAND FEATURES	Landscaped, Level, Year Round Road
ROOF	Asphalt Shingle	COMMUNITY	Golf Course, Park, Playground, Recreation Center,
FLOORING	Carpet, Ceramic, Hardwood, Laminate, Softwood	FEATURES	School Bus Service, Shopping
HEATING/COOLING TYPE	Baseboard, Hot Water, Radiator		
FUEL TYPE	Electric, Propane		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



Cynthia Dial - Main: 902-298-0332
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RED DOOR REALTY - 16940

List Office

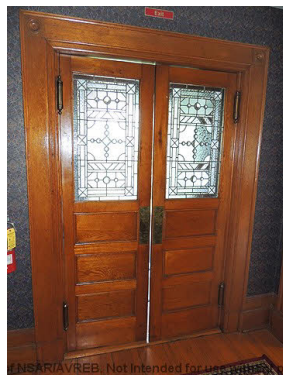
RED DOOR REALTY - 16940



MLS # 201727869
List Price \$585,000
Status: ACT
Class: RE

Address 216 DUFFERIN Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

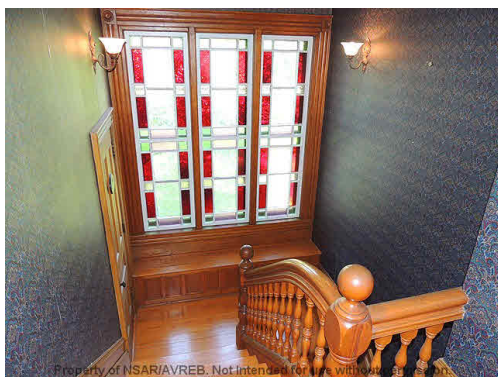
Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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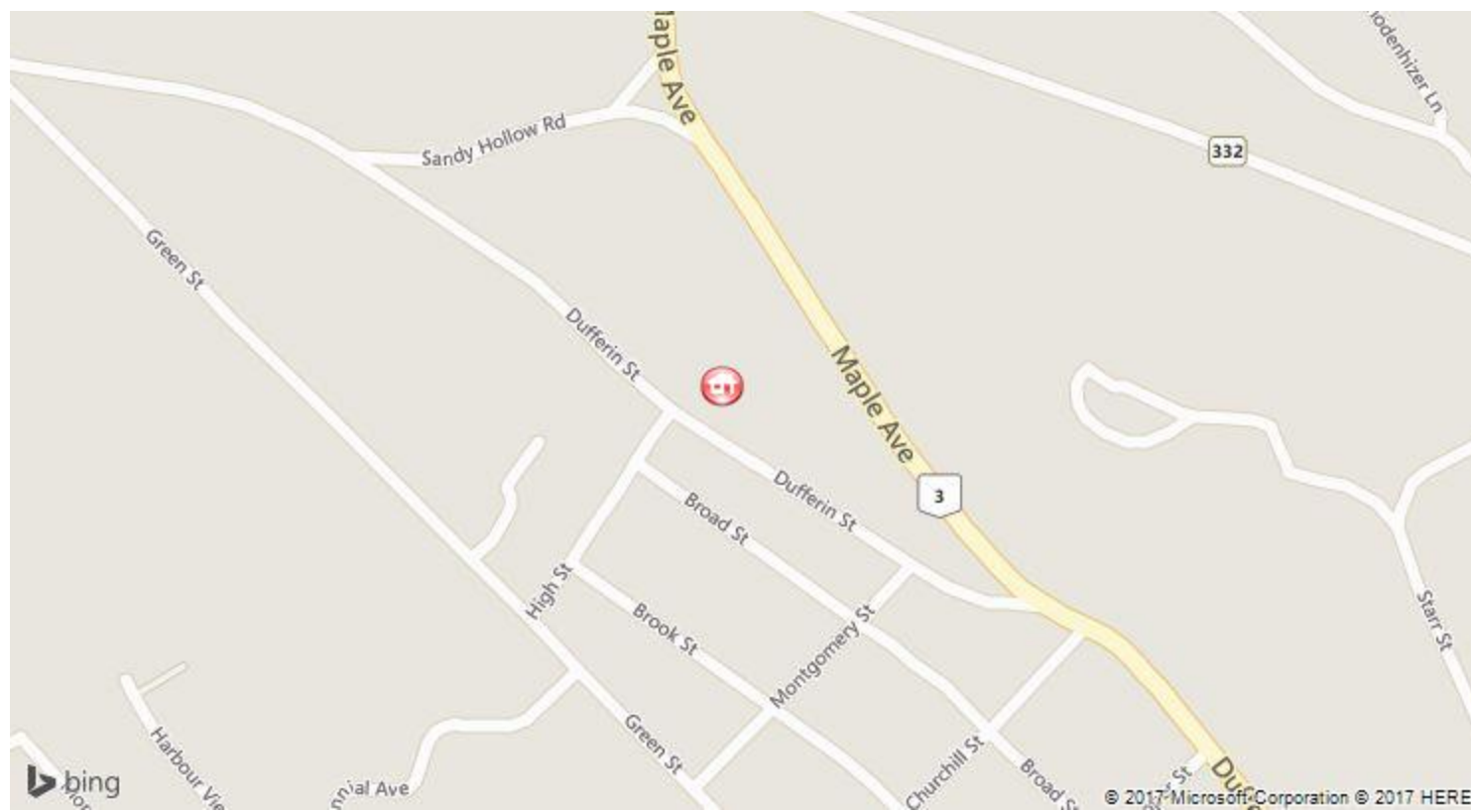
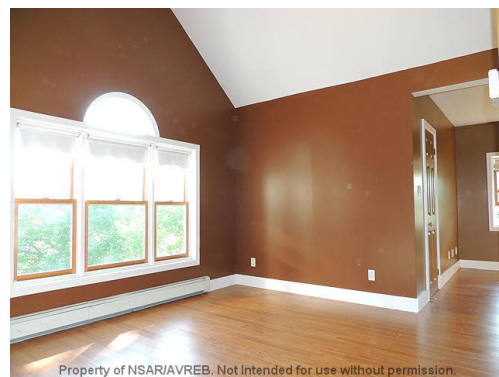
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