



**Price** \$799,000  
**Status** ACTIVE



**MLS #** 201800758  
**PID #** 60054228 **PID #2**  
**PID #3** **PID #4**

**Address** 66 McDonald Street  
**Community** Lunenburg  
**Legal Description**

NS B0J 2C0

**Lot Size** 30128  
**Waterfront** No  
**Water Frontage Type**  
**Water Access/View**  
**Square Footage (MLA)** 3,581 /  
**Total Fin SqFt (TLA)** 3,581  
**Building Dimensions** 48.8 x 31.1 + JOGS  
**Zoning** RES **Title to Land** Freehold  
**Type** Other **Style**  
**Bldg Style** 2.5 Storey  
**Road** Public

**District** 405-Lunenburg County

**Sub-District** A1  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

**Closing Date**  
**Possession** Negotiable  
**Price**

**Property Overview** One of Nova Scotia's finest Bed & Breakfasts. Alicion B&B is a complete turn-key operation, furnished and fully equipped to ease into the business. There are four separate suites, each with their own private ensuite bath, with one located on the main floor. Stunning woodwork, stained glass, fabulous light characteristics throughout, owner's suite and a delightful detached, newly-renovated Carriage House. This one bedroom and den guest house is ideal as an in-law suite, owner suite or an additional income property that few others can match! It is an easy walk to the waterfront and restaurants, for guests, while not being in a busy or noisy location. Add to all of this: there is little, if any, deferred maintenance. If you have been looking for that ideal mix of business and building, your dream has finally come true.

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Year)**  
**Date EnerGuide Obtained**  
**Property Size** 0.5 to 0.99 Acres  
**Land Features** Landscaped, Year Round Road

**Water** Municipal  
**Sewage** Municipal  
**Utilities** Cable, Electricity, High Speed Internet, Telephone

**Heat/Cool** Furnace, Hot Water  
**Fuel Type** Oil  
**Flooring** Hardwood  
**Appliances**  
**Rental Equip.** None  
**Features** Ensuite Bath, Secondary Suite

**Exterior** Wood Shingles  
**Roof** Asphalt Shingle  
**Foundation** Concrete  
**Basement** Full, Undeveloped  
**Driveway/Pkg** Gravel, Parking Spaces(s)  
**Garage** Wired, Other  
**Structures** Deck  
**Community Features** Golf Course, Playground, Shopping

**Inclusions**  
**Exclusions**

**Directions to Property** Dufferin Street to McDonald Street

**AG Bedrm** 4 **BG** 0 **# Bdrm** 4  
**F Baths** 5 **H Baths** 0 **T Baths** 5  
**Master On Main Floor?** Yes  
**Building Age** **Yr Built** **Yr Built Unknown** Y

**Sign** Yes **HST** HST over and above  
**Lockbox** No **PDS** Yes  
**Migrated** Yes  
**Rental Income**

**Garage** No  
**Details** Converted to 1.5 storey guest house. 24.9 x 21.6

Floor	Room	Size
Main Floor	Kitchen	14.1 x 11.5
Main Floor	Dining Room	15.2 x 15.3
Main Floor	Living Room	16.1 x 14.6
Main Floor	Master Bedroom	15.6 x 13.11
Main Floor	Den/Office	13.6 x 14.4
Main Floor	Bath 1	3 Piece
2nd Level	Bedroom	14 x 14.10

Floor	Room	Size
2nd Level	Bath 2	4 Piece
2nd Level	Bedroom	12.8 x 13.7
2nd Level	Bath 3	4 Piece
2nd Level	Bedroom	13.11 x 13.2
2nd Level	Bath 4	4 Piece
2nd Level	Storage	9.3 x 4.3

Floor	Room	Size

**Fee** **Condo Corp #**

**Charges** **Fees** **Fees**

**Listing Office** Red Door Realty



**Compliments of** Cynthia Dial - Main: 902-298-0332  
**Email** cindy@reddoorrealty.ca  
**Company Name** RED DOOR REALTY - 16940



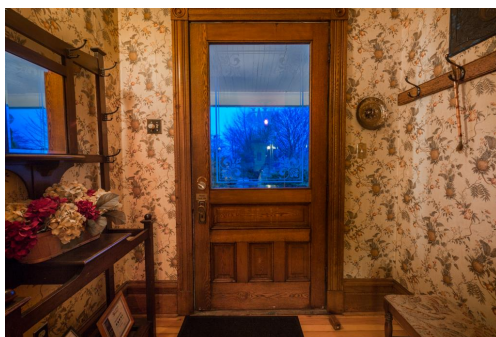
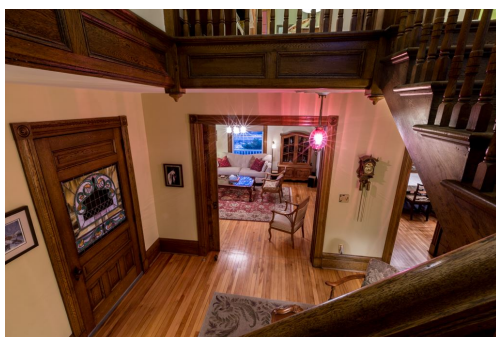
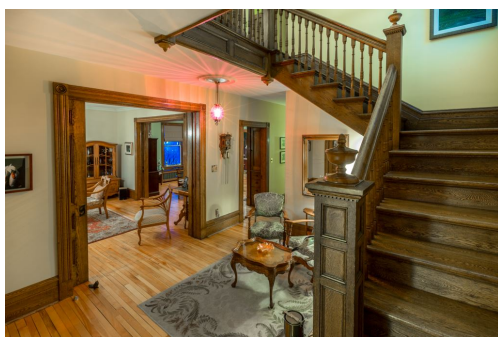
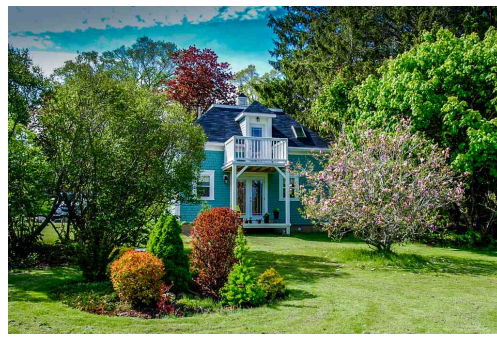
All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



**MLS #** 201800758  
**List Price** \$799,000  
**Status:** ACT  
**Class:** RE

**Address** 66 McDonald Street  
**Community** LUNENBURG  
**Province** NS  
**Postal Code** B0J 2C0

**Listing Office:**  
Red Door Realty



Data provided by the Nova Scotia Association of REALTORS®.



**MLS #** 201800758

**PID #** 60054228

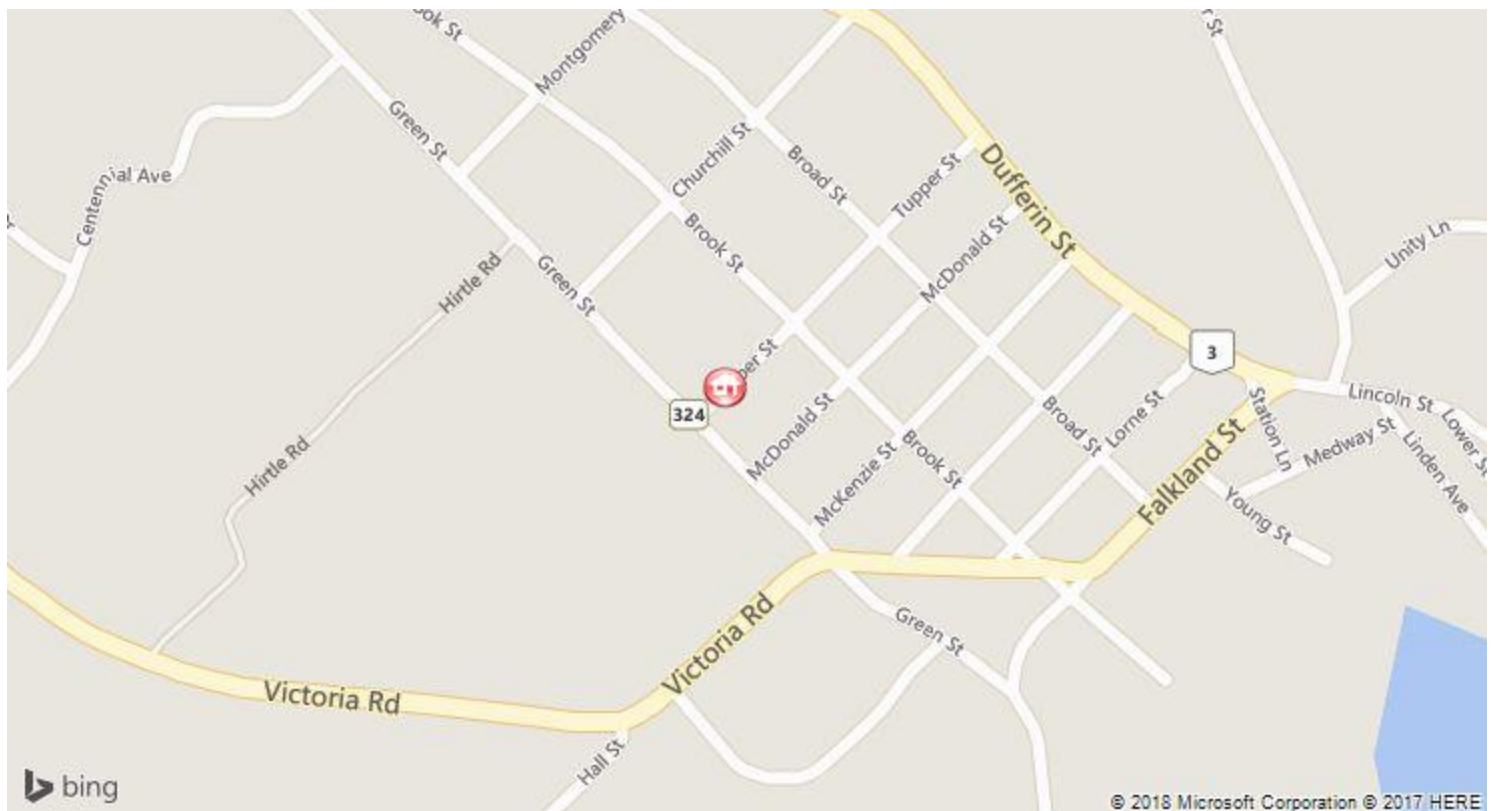
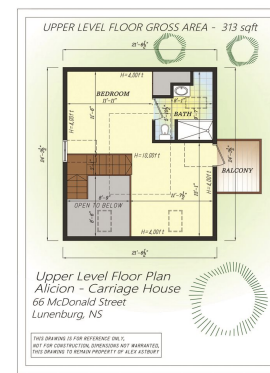
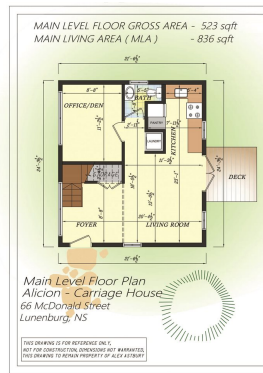
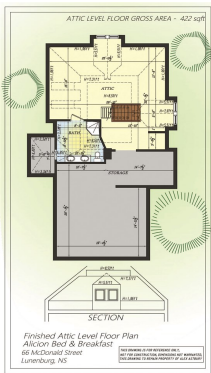
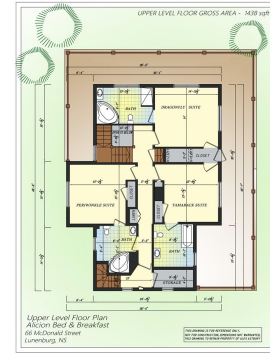
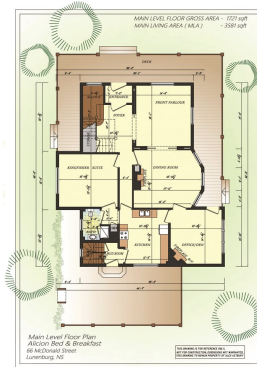


All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



MLS # 201800758

PID # 60054228



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.