

MLS Client View - RESIDENTIAL

MLS #	201824198	Number of Bedrooms	3
PID #	60055563	Master On Main Floor?	
Additional PID		Full Baths	1
Туре	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	112
Listing Price	\$218,900	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	1,384
Address	7 McKenzie Street	Square Footage (MLA)	1,384
Address 2		Building Dimensions	28.7 x 22.8 +
Community	Lunenburg	3	7.2 x 14.3
District	405-Lunenburg County	Lot Size	2,370 sq ft
Sub-District	B1	Garage	Yes
Style	Detached	Waterfront	No

Directions to Property

Town of Lunenburg: Follow Dufferin Street into town and turn right onto McKenzie. Civic #7 is the 2nd house on your left. Realty sign posted.

Closing Date

General Property Information:									
Prop Knwn As/Bdy of		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS			
Water		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	13.7 x 12			
Water Frontage Meas		High School	Park View Education	Dining Room	Main Floor	12.10 x 9.4			
Water Frontage Units Inclusions	fridge, stove,	Fr Imm Elementary	Centre Centre scolaire de la Rive	Kitchen	Main Floor	14.9 x 11.6			
THEIUSIONS	dishwasher, School	-	Sud (P-12) Middle/Jr School Centre scolaire de la Rive	Laundry	Main Floor Main Floor	14 x 4.3 6.6 x 4.8			
	hood, washer &		Sud (P-12)	OTHER	Main Floor	6.10 x 3.2 (Back			
	dryer	Fr Imm High School	Centre scolaire de la Rive		2nd Level	Mudroom)			
Zoning	RES		Sud	Bedroom	2nd Level	15 x 11.10 + jog			
Exclusions		Other	South Shore Waldorf	Bedroom	2nd Level	10.9 x 9.8			
Association Fees		Causas Bataile	School & Kindergarten	Bath 1	2nd Level	10 x 7.4 + jog			
Condo Corp # Monthly Condo Fee		Garage Details Parking Details	single detached, wired TWO paved driveways			7 x 5.10			
Condo Fee Includes		Rental Income	Potential						
condo i de incidado		Mobile/Mini CSA/ABS#	1 Occincial						
EnerGuide Rating? Y/N		Mobile/Mini Serial #							
EnerGuide Rating (GJ/Ye	ear)	Mobile/Mini Make							

Date EnerGuide Obtained Property Overview

"Hello Goldilocks!...This One's Just Right!" -- Not too big, not too small, not a project...all that's needed is 'You' and your decorating touches to personalize this solid and well-maintained Lunenburg home. Bright principle rooms on main level and 3 bedrooms up including a generous Master with multiple closets. Many updates in recent years, including hardwood flooring throughout main level, updated kitchen & bath, new main level laundry, newer windows, new roof, updated electrical with 100 Amp panel, etc. There's even a high and dry basement for storage. Outdoor areas include a compact yard for those with an aversion to mowers, but just enough green space for a small garden or veggie patch; a sunny back deck and interlocking brick patio for summertime relaxation or entertaining; plus TWO paved driveways and a handy garage. An excellent central location near the convergence of New and Old Towns, everything within comfortable walking distance. And best of all, you won't need to break the piggy bank for this one. "Move over you 3 Bears, Goldilocks is moving IN!"

Mobile/Leased Land Fees

Property Features

BUILDING STYLE 1.5 Storey PROPERTY SIZE Under 0.5 Acres

BASEMENT Full, Undeveloped, Walkout

FOUNDATION Stone **EXTERIOR FINISH** Wood Siding Asphalt Shingle ROOF

FLOORING Carpet, Hardwood, Linoleum HEATING/COOLING TYPE Baseboard, Furnace, Hot Water

FUEL TYPE Oil WATER SOURCE Municipal SEWAGE DISPOSAL Municipal

UTILITIES Cable, Electricity, High Speed Internet, Telephone GARAGE Detached, Single, Wired

DRIVEWAY/PARKING Double, Paved **STRUCTURES** Deck, Patio

APPLIANCES INCLUDED STV, DISHW, DRYR, WSHR, MCWVR, RFRG

RENTAL EQUIPMENT NONE

LAND FEATURES Landscaped, Level, Sloping/Terraced, Year Round

Road

COMMUNITY FEATURES Park, Playground, Recreation Center, School Bus

Service, Shopping, Marina



COMPLIMENTS OF:

Cvnthia Dial - Main: 902-298-0332 cindv@reddoorrealtv.ca **RED DOOR REALTY - 16940**



Listing Office RED DOOR REALTY - 16940

MLS #201824198Address7 McKenzie StreetListing Office:List Price\$218,900CommunityLUNENBURGRED DOOR REALTY - 16940

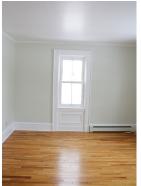
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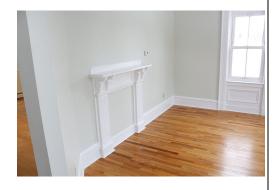








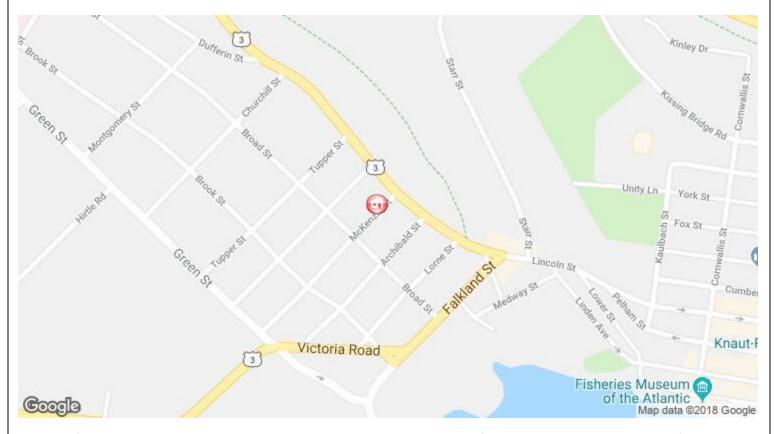








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