



## MLS Client View - RESIDENTIAL

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

### 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 Known As/Bdy of Water	Elementary School	Blue nose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Meas	Middle/Jr School	Blue nose Academy	Living Room	Main Floor	13.7 x 12
Water Frontage Units	High School	Park View Education	Dining Room	Main Floor	12.10 x 9.4
Inclusions	fridge, stove, dishwasher, microwave/range hood, washer & dryer	Centre	Kitchen	Main Floor	14.9 x 11.6
RES	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Foyer	Main Floor	14 x 4.3
	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Laundry	Main Floor	6.6 x 4.8
	<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	OTHER	Main Floor	6.10 x 3.2 (Back Mudroom)
<b>Zoning</b>	<b>Other</b>	South Shore Waldorf School & Kindergarten	Master Bedroom	2nd Level	15 x 11.10 + jog
<b>Exclusions</b>		single detached, wired	Bedroom	2nd Level	10.9 x 9.8
<b>Association Fees</b>	<b>Garage Details</b>	TWO paved driveways	Bedroom	2nd Level	10 x 7.4 + jog
<b>Condo Corp #</b>	<b>Parking Details</b>	Potential	Bath 1	2nd Level	7 x 5.10
<b>Monthly Condo Fee</b>	<b>Rental Income</b>				
<b>Condo Fee Includes</b>	<b>Mobile/Mini CSA/ABS#</b>				
<b>EnerGuide Rating? Y/N</b>	<b>Mobile/Mini Serial #</b>				
<b>EnerGuide Rating (GJ/Year)</b>	<b>Mobile/Mini Make</b>				
<b>Date EnerGuide Obtained</b>	<b>Mobile/Leased Land Fees</b>				

### 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!"

### Property Features

<b>BUILDING STYLE</b>	1.5 Storey	<b>GARAGE</b>	Detached, Single, Wired
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>DRIVEWAY/PARKING</b>	Double, Paved
<b>BASEMENT</b>	Full, Undeveloped, Walkout	<b>STRUCTURES</b>	Deck, Patio
<b>FOUNDATION</b>	Stone	<b>APPLIANCES INCLUDED</b>	STV, DISHW, DRYR, WSHR, MCWVR, RFRG
<b>EXTERIOR FINISH</b>	Wood Siding	<b>RENTAL EQUIPMENT</b>	NONE
<b>ROOF</b>	Asphalt Shingle	<b>LAND FEATURES</b>	Landscaped, Level, Sloping/Terraced, Year Round Road
<b>FLOORING</b>	Carpet, Hardwood, Linoleum	<b>COMMUNITY FEATURES</b>	Park, Playground, Recreation Center, School Bus Service, Shopping, Marina
<b>HEATING/COOLING TYPE</b>	Baseboard, Furnace, Hot Water		
<b>FUEL TYPE</b>	Oil		
<b>WATER SOURCE</b>	Municipal		
<b>SEWAGE DISPOSAL</b>	Municipal		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		

### COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332  
cindv@reddoorrealty.ca  
RED DOOR REALTY - 16940



Listing Office RED DOOR REALTY - 16940

**MLS #** 201824198  
**List Price** \$218,900  
**Status:** ACT  
**Class:** RE

**Address** 7 McKenzie Street  
**Community** LUNENBURG  
**Province** NS  
**Postal Code** B0J 2C0

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



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PID # 60055563



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.