

MLS Client View - RESIDENTIAL		
<b>MLS #</b>	201911832	<b>Number of Bedrooms</b> 3
<b>PID #</b>	60056488	<b>Master On Main Floor?</b>
<b>Additional PID</b>		<b>Full Baths</b> 2
<b>Type</b>	Single Family	<b>Half Baths</b> 0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b> 79
<b>Listing Price</b>	\$238,000	<b>Year Built Unknown</b>
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b> 1,485
<b>Address</b>	8 Sandy Hollow Road Lunenburg NS B0J 2C0	<b>Square Footage (MLA)</b> 1,485
<b>Style</b>	Detached	<b>Building Dimensions</b> 26.4 x 25.5 + 18.4 x 8
		<b>Lot Size</b> 13,993 sq ft (.32 acres)
		<b>Garage</b> Yes
		<b>Waterfront</b> No

#### Directions to Property

TOWN OF LUNENBURG: Located at the very entry to town at the top of Maple Avenue. Realty sign posted.

#### Closing Date

#### General Property Information:

<b>Water Frontage Meas</b>		<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM DIMENSIONS</b>
<b>Water Frontage Units</b>		<b>Middle/Jr School</b>	Bluenose Academy	<b>Living Room</b>	<b>Main Floor</b>	<b>16.5 x 11.6</b>
<b>Inclusions</b>	fridge, stove, washer & dryer (older appliances, included in "As-Is" condition)	<b>High School</b>	Park View Education Centre	<b>Dining Room</b>	<b>Main Floor</b>	<b>12.2 x 11.7</b>
		<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P -12)	<b>Kitchen</b>	<b>Main Floor</b>	<b>13.4 x 11.3</b>
		<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P -12)	<b>Foyer</b>	<b>Main Floor</b>	<b>11.7 x 5.6</b>
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	<b>Bath 1</b>	<b>Main Floor</b>	<b>9 x 7.6 (3-pc with Laundry)</b>
<b>Zoning</b>	RES	<b>Other</b>	South Shore Waldorf School & Kindergarten	<b>OTHER</b>	<b>Main Floor</b>	<b>7.7 x 4.5 (back porch)</b>
<b>Condo Info</b>		<b>Garage Details</b>	detached double, wired.	<b>Master Bedroom</b>	<b>2nd Level</b>	<b>21.8 x 9.6</b>
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway	<b>Bedroom</b>	<b>2nd Level</b>	<b>14.4 x 9.10</b>
<b>Condo Fee Includes</b>		<b>Rental Income</b>		<b>Bath 2</b>	<b>2nd Level</b>	<b>9.11 x 9 less jog</b>
<b>Plus Den Y/N</b>						<b>7.2 x 5.8 (4-pc)</b>
<b>In Suite Laundry</b>						
<b>Pet Friendly</b>						

#### Mobile/Mini Info

**Mobile/Leased Land Fees**  
**Mobile/Mini Make**  
**Land Status**  
**Pet Friendly**

#### Property Overview

"TRAIL MIX" -- Looking to mix it up a bit?...Check out Sandy Hollow Road at the head of the trail. Here we have the perfect combination of in-town convenience and relaxed country living. This solid craftsman-inspired family home has great bones and original features including hardwood floors throughout most of the house, pristine woodwork and double French door passageways for great flow between principal rooms. The much loved home has been in the same family since it was purchased from the builder in 1940 and the homeowner spent all winter removing layers of wallpaper and restoring the walls beneath in many of the rooms leaving a crisp neutral pallet. Enjoy an appealing mix of 'old house character' with modern touches like main level laundry and full bath, electrical upgrades, and insulation. Outside, there's a nice big yard and a large outbuilding/garage at the end of the driveway. At the front of the house, the deep covered verandah looks out over a little park at the entrance to Lunenburg. The Sandy Hollow location is also quite special offering the best of both worlds...in-town with access to services and amenities but ideally situated at the head of Rum Runners Trail connecting you to miles of well-maintained walking and biking trails. And at this price, it's great value for Lunenburg. All-in-all, a very healthy combination!

#### Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

#### Property Features

<b>BUILDING STYLE</b>	2 Storey	<b>GARAGE</b>	Detached, Double, Wired
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>DRIVEWAY/PARKING</b>	Dirt, Gravel, Single
<b>BASEMENT</b>	Full, Undeveloped	<b>STRUCTURES</b>	Deck
<b>FOUNDATION</b>	Concrete	<b>APPLIANCES INCLUDED</b>	Range, Dryer, Washer, Refrigerator
<b>EXTERIOR FINISH</b>	Wood Siding	<b>RENTAL EQUIPMENT</b>	NONE
<b>ROOF</b>	Asphalt Shingle	<b>LAND FEATURES</b>	Landscaped, Level, Year Round Road
<b>FLOORING</b>	Carpet, Hardwood, Linoleum	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
<b>HEATING/COOLING TYPE</b>	Baseboard, Furnace, Hot Water, Radiator		
<b>FUEL TYPE</b>	Electric, Oil		
<b>WATER SOURCE</b>	Municipal		
<b>SEWAGE DISPOSAL</b>	Septic		
<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

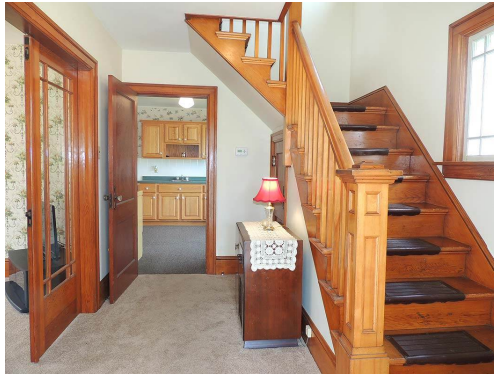




**MLS #** 201911832  
**List Price** \$238,000  
**Status:** ACT  
**Class:** RE

**Address** 8 Sandy Hollow Road  
**Community** LUNENBURG  
**Province** NS  
**Postal Code** B0J 2C0

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



Data provided by the Nova Scotia Association of REALTORS®.



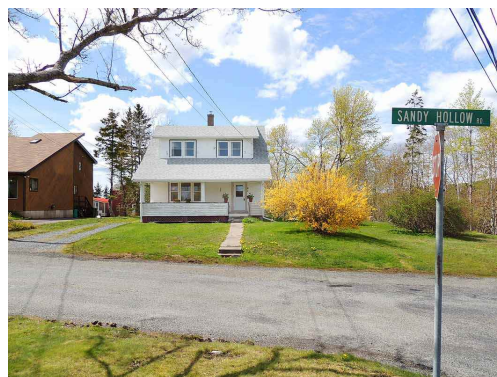


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