

Client View - Residential



Listing Price \$319,000



MLS # 201923196
PID # 60053238

Add'l PID
Listing Status **ACTIVE**

Selling Price
Address 43 Tannery Road
Lunenburg NS B0J 2C0

County LUNENBURG
Type Single Family
Style Detached

Waterfront N
Frontage
Prop Knwn As/Bdy of Water:
Lunenburg Harbour

of Beds 3
Master on Main Floor?
Full Baths 1
Half Baths 1
Building Age 110 Year Built Unknown
Total Fin SqFt (TLA) 2,176
Square Footage (MLA) 2,176
Building Dimensions 30.8 x 24.9 + 17.5 x 14.8, plus bays
Lot Size 7,073 sq ft
Garage N
Garage Details
Parking Details paved driveway

Zoning RES
Rental Income

Restr/Prot Covenants N

Directions to Property

Town of Lunenburg: Follow Tannery Road from the Bluenose Academy to the Golf Course. Civic #43 is on your left just past the school. Realty sign posted.

Property Overview

Choices in the popular Town of Lunenburg are certainly limited these days, but just when you thought there were no more great homes available at an affordable price, along comes 43 Tannery Road! Here's your opportunity to live in a great location near the school, community centre & recreational facilities, and enjoy an easy walk along the harbour's edge to the vibrant downtown, or in the other direction to the Bluenose golf course. You'll even enjoy a glimpse of the harbour from your Bedroom windows! Inside find an abundance of original character including a beautiful foyer with stained glass windows and gracious staircase. The main floor features a layout with great flow between large principal rooms, broad bay windows that provide brilliant natural light throughout the day, and a country Kitchen with walkouts on two sides. Upstairs are three generous Bedrooms and a spacious Bath. Outside is a cozy back yard with handy garden shed. Updates in recent years include interior & exterior painting, insulation, many newer windows, and updated electrical with generator panel. Don't miss out on this wonderful Lunenburg home...who knows when the next one like this will come along!

Room Sizes

| | | | | | |
|----------------|------------|---------------------|---------|-----------|-------------------|
| Dining Room | Main Floor | 13 x 12.6 plus bay | Bedroom | 2nd Level | 15 x 10.3 + 7.6 x |
| Living Room | Main Floor | 16.2 x 11.10 + 7.10 | Bedroom | 2nd Level | 3.11 |
| Den/Office | Main Floor | x 4 | Bath 2 | 2nd Level | 13 x 11.2 + 4 x |
| Kitchen | Main Floor | 12.11 x 11.7 | | | 2.6 |
| OTHER | Main Floor | 13.2 x 12.4 | | | 10.2 x 9.3 (4-pc) |
| Foyer | Main Floor | Pantry: 7 x 4 | | | |
| Bath 1 | Main Floor | 14.11 x 6.6 | | | |
| OTHER | 2nd Level | (2-pc) | | | |
| Master Bedroom | 2nd Level | Landing-sitting | | | |
| OTHER | 2nd Level | nook: 9.10 x 7 | | | |

Schools

| | |
|--------------------------|---|
| Elementary School | Bluenose Academy |
| Middle/Jr School | Bluenose Academy |
| High School | Park View Education Centre |
| Fr Imm Elementary School | Centre scolaire de la Rive Sud (P -12) |
| Fr Imm Middle/Jr School | Centre scolaire de la Rive Sud (P -12) |
| Fr Imm High School | Centre scolaire de la Rive Sud |
| Other | South Shore Waldorf School |

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

| | |
|----------------------|---|
| BUILDING STYLE | 2 Storey |
| PROPERTY SIZE | Under 0.5 Acres |
| BASEMENT | Full, Undeveloped |
| FOUNDATION | Stone |
| EXTERIOR FINISH | Wood Siding |
| ROOF | Asphalt Shingle |
| FLOORING | Ceramic, Hardwood, Softwood, Tile |
| HEATING/COOLING TYPE | Baseboard, Furnace, Hot Water, Radiator |
| FUEL TYPE | Electric, Oil |
| WATER SOURCE | Municipal |
| SEWAGE DISPOSAL | Municipal |
| UTILITIES | Cable, Electricity, High Speed Internet, Telephone |

| | |
|---------------------|---|
| DRIVEWAY/PARKING | Paved |
| STRUCTURES | Deck, Shed |
| FEATURES | Electric Fireplace |
| APPLIANCES INCLUDED | Cooktop - Electric, Oven - Electric, Dishwasher, Dryer, Washer, Refrigerator, Other |
| RENTAL EQUIPMENT | None |
| WATER ACCESS/VIEW | View: Harbour |
| LAND FEATURES | Landscaped, Level, Year Round Road |
| COMMUNITY FEATURES | Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship |



COMPLIMENTS OF:

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



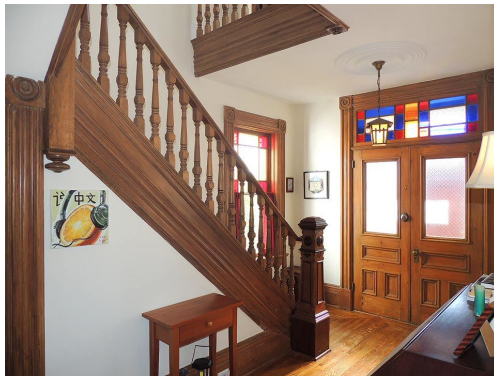
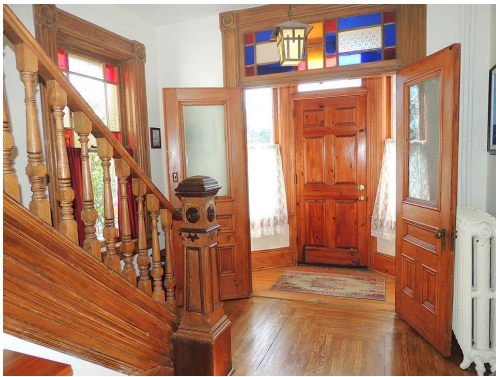
Listed By: RED DOOR REALTY - 16940

The above information is from sources believed reliable but should not be relied upon without verification.

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Class: RE

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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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