

Client View - Residential



Listing Price \$425,000



MLS #	202005764	# of Beds	4
PID #	60181419	Master on Main Floor?	
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	120
		Year Built	Unknown
Address	43 First Peninsula Road	Total Fin SqFt (TLA)	2,338
	First Peninsula NS B0J 2C0	Square Footage (MLA)	2,338
		Building Dimensions	28 x 25 + 18.2 x 14.9 plus jogs
County	LUNENBURG	Lot Size	21,384 sq ft (.49 acres)
Type	Single Family	Garage	N
Style	Detached	Garage Details	
Waterfront	N		
Frontage			
Prop Knwn As/Bdy of Water:			
Lunenburg Back Harbour		Parking Details	paved driveway with parking for multiple vehicles.
		Zoning	RES
		Rental Income	

Restr/Prot Covenants N

Directions to Property

From Hwy-332, turn onto 1st Peninsula at the head of Lunenburg Back Harbour and immediately veer to your right onto First Peninsula Rd. Drive 200 meters and veer to your left to access civic #43 on your left. Realty sign posted.

Property Overview

Have your cake & eat it too in this 'Best of Both' Worlds location. This characterful country home on Lunenburg's Back Harbour enjoys a peaceful rural vibe but is situated at the very doorstep to town. That's right, live outside of town (with a lower tax rate) but take advantage of the benefits of in-town living with all the amenities & services of vibrant Lunenburg just a stone's throw away! The wonderful family home has a bright & cheerful main living area anchored by an updated open concept kitchen, brilliantly sunny breakfast area, & casual living room w/ wood stove. At the back of the house are a cozy family room/den and formal dining room w/ French doors opening to a private back deck & gardens. Completing the main level is a convenient full bath w/ laundry just off the back entry. The graceful original staircase leads to 4 bedrooms & a large 4-piece family bath. If you need more space, take advantage of the walk-up attic where you'll find a large rec room that just needs a few baseboards heaters to make for year-round enjoyment. There's even a large dormer window to keep watch over the waters of Lunenburg's sheltered Back Harbour. Outside, a large partially fenced back yard w/ expansive deck is the perfect oasis for seaside gardening or family BBQs & al fresco dining under the pergola; at the front of the house is a broad southeast facing deck for lounging in the sun while taking in the pretty water views; and at the side of the house is a large sloping yard, ideal for an expanded garden, & a stone patio w/ fire pit for enjoying the beautiful seaside setting on summer evenings. Located near the head of the harbour with splendid water views from

Room Sizes

Kitchen	Main Floor	14.5 x 13	Bedroom	2nd Level	12.9 x 9.9 less jog
Living Room	Main Floor	20.2 x 10.4 + 13.1 x 6.9	Bedroom	2nd Level	10.9 x 9.5 plus jog
Dining Room	Main Floor	6.9	Bath 2	2nd Level	9.10 x 9.4 plus jog
Family Room	Main Floor	12.9 x 11.3	Rec Room	3rd Level	jog (4-pc)
Porch	Main Floor	14.7 x 12.9			17 x 14
Foyer	Main Floor	6.3 x 5.9			
Laundry/Bath	Main Floor	13.1 x 8.5			
Mud Room	Main Floor	12 x 7.5			
Master Bedroom	2nd Level	11.8 x 5.7			
Bedroom	2nd Level	15.2 x 13.1			

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	Concrete, Stone
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Carpet, Ceramic, Hardwood, Linoleum, Softwood, Tile
HEATING/COOLING TYPE	Baseboard, Hot Water, Stove
FUEL TYPE	Oil, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING	Paved
STRUCTURES	Deck, Patio, Shed
FEATURES	Water Jet Tub, Wood Stove(s)
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
WATER ACCESS/VIEW	View: Harbour, View: Ocean
LAND FEATURES	Landscaped, Partially Fenced, Sloping/Terraced, 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.

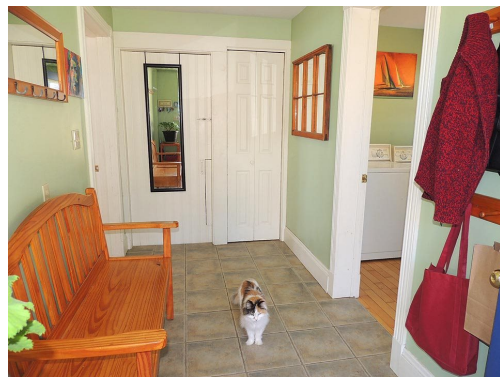
MLS # 202005764
List Price \$425,000
Status: ACT
Class: RE

Address 43 First Peninsula Road
Community FIRSTPENI
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



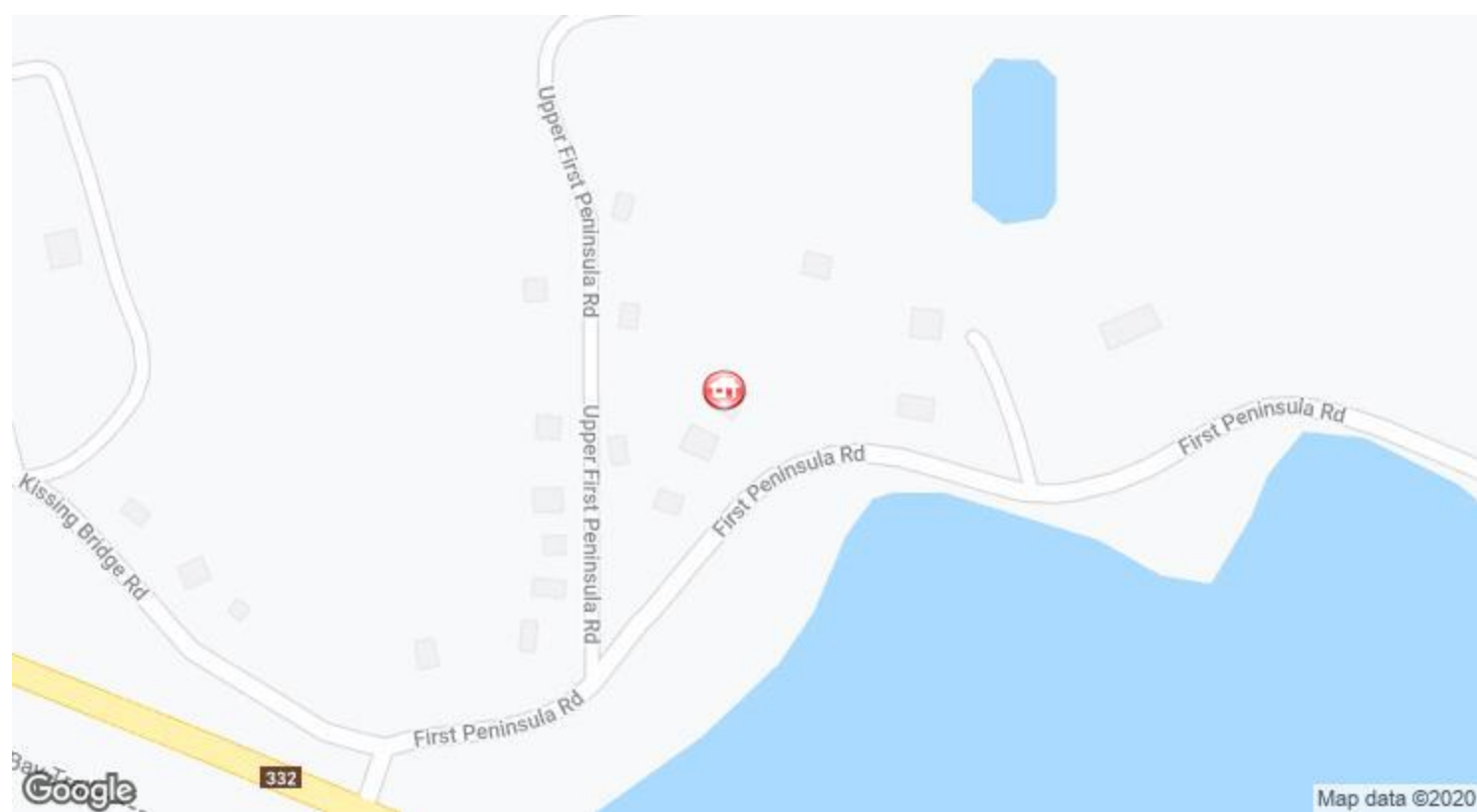
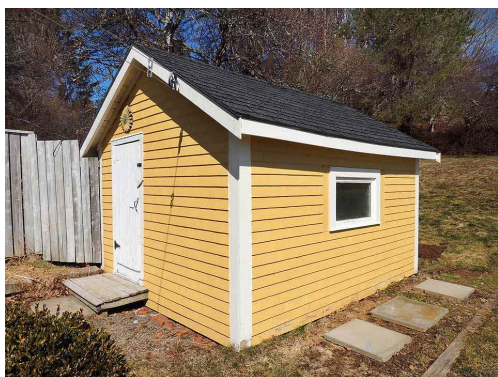
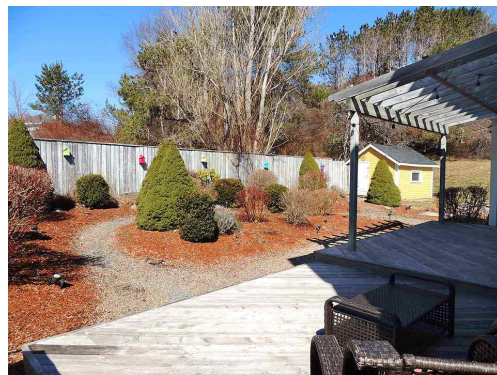
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