

Client View - Residential



Listing Price \$425,000



MLS #	202102084	# of Beds	3
PID #	60053311	Master on Main Floor?	
Add'l PID	Y	Full Baths	1
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	79
Address	80 Victoria Road Lunenburg NS B0J 2C0	Total Fin SqFt (TLA)	2,502
County	LUNENBURG	Square Footage (MLA)	2,129
Type	Single Family	Building Dimensions	36.3 x 30.4
Style	Detached	Lot Size	28,470 sq ft / .65 acres
Waterfront	N	Garage	Y
Frontage		Garage Details	single, detached, wired
Prop Knwn As/Bdy of Water:		Parking Details	double gravel driveway
Restr/Prot Covenants	N	Zoning	RES
New Construction	N	Rental Income	
Construction Status			

Directions to Property

Town of Lunenburg, one block wouthwest of the intersection of Victoria Rd & Green Street and the Lunenburg Playground & Tennis Club. Realty sign posted.

Property Overview

This special property is comprised of 6 parcels (yes, six!) combined for a total of .65 acres to create an 'in-town' oasis. The property is ideally situated to render your car superfluous...just steps from Lunenburg's school and recreation facilities, the grocery store and Farmers Market, and a comfortable stroll along the scenic Harbourwalk trail to access the amenities of downtown and the Lunenburg waterfront. The handsome home features beautiful original hardwood floors that unite generous principal rooms on the main level including living room, formal dining room with built-in china cabinet, large den/office and a wide foyer & hallway. There's a handy main level powder room and a kitchen that is so bright you might need to wear shades when you cook! Upstairs are three bedrooms including the master with 'his & her' closets. There's even a bonus room at the front of the house that would make an ideal office, nursery or craft room. At the back of the hall are the main bath and a door accessing a small upper balcony overlooking the backyard. The lower level offers a spacious rec room, utility room and lots of storage. For convenience, the utility room has its own access to the backyard. The wonderful outdoor spaces of this property, including the large deck and a sprawling level lawn, will appeal to anyone with a green thumb, kids or pets. For those who love to host large gatherings with family and friends, this is the perfect summer entertaining venue with privacy provided by a combination of hedge, fencing and tall evergreens. Completing the picture is a small wired garage that matches the house. Simply put, this is a wonderful spacious family home with a

Room Sizes

Dining Room	Main Floor	15.7 x 14.4	Bedroom	2nd Level	11.11 x 8.6 + 6.3
Living Room	Main Floor	13.5 x 10.2	Bedroom	2nd Level	x 4.4
Kitchen	Main Floor	14.4x13.5 +	Bath 2	2nd Level	14.4 x 8.7 plus jog
Den/Office	Main Floor	9.5x6.6 (&Laundry)	OTHER	2nd Level	8 x 4.10 + 6.2 x
Bath 1	Main Floor	14.4 x 13.2	Rec Room	Lower Level	3.10 (4-pc)
Porch	Main Floor	4.3 x 3.11 (2-pc)	Utility	Lower Level	Nursery/Office - 8
Foyer	Main Floor	6.6 x 3.6			x 6.4
Mud Room	Main Floor	8 x 6.6			28 x 13.4
Primary Bedroom	2nd Level	8 x 3.11			28 x 13 plus jog
Storage	2nd Level	13.6 x 12 + 7.9 x			

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	1.5 Storey
PROPERTY SIZE	0.5 to 0.99 Acres
BASEMENT	Full, Partially Developed, Walkout
FOUNDATION	Concrete
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Hardwood, Laminat, Linoleum, Softwood, Vinyl
HEATING/COOLING TYPE	Baseboard, Hot Water, Radiator
FUEL TYPE	Electric, Oil
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Single, Wired
DRIVEWAY/PARKING	Double, Gravel
STRUCTURES	Deck
FEATURES	Balcony
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
LAND FEATURES	Landscaped, Level, Partially Fenced, 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 (Lunenburg)



Listed By: Red Door Realty (Lunenburg)

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

MLS # 202102084
List Price \$425,000
Status: ACT
Class: RE

Address 80 Victoria Road
Community LUNENBURG
Province NS
Postal Code B0J 2C0

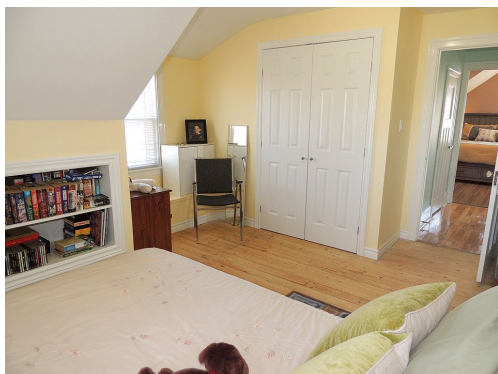
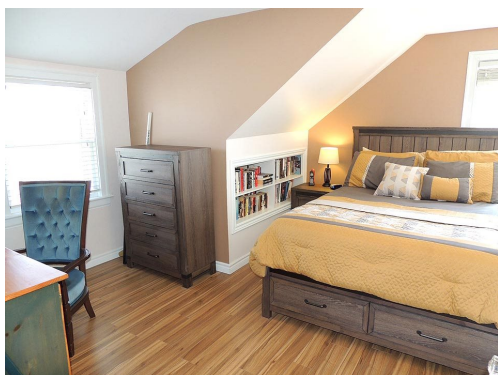
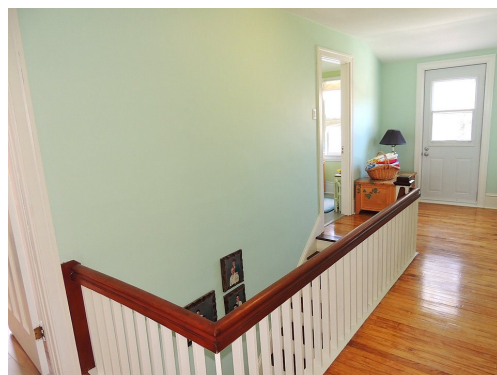
Listing Office:
Red Door Realty (Lunenburg)



Data provided by the Nova Scotia Association of REALTORS®.

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