Client View - Residential

Address

County

Type

Style



Listing Price \$399,000

Virt Tour URL

MLS # 202116144 # of Beds 60387800 PID# Master on Main Floor? Yes Add'l PID Full Baths 2 Listing Status **ACTIVE**

Half Baths Selling Price Building Age 19 Year Built Unknown Yes

> 11437 Highway 3 Total Fin SqFt (TLA) 2,043 Centre NS B0J 2C0 Square Footage (MLA) 1,312 Building Dimensions 46.6 x 28.4 LUNENBURG

Single Family Lot Size 1.22 acres (pending Detached subdivision)

Waterfront Garage

Frontage Garage Details in-ground, single

Parking Details

multiple vehicles. New Construction N NA

Construction Status Zoning

Rental Income **Directions to Property**

From Lunenburg: Follow Highway-3 toward Bridgewater. 500m past the intersection with Hwy-332 look for the driveway for civic #11437 on your left.

Property Overview

Prop Knwn As/Bdy of Water:

Restr/Prot Covenants N

Less than a mile from town, and nicely tucked into its woodland setting completely hidden from the road, you'll discover this charming family home. Here's your chance to enjoy the best of both worlds...peaceful country living surrounded by nature, yet a mere 2 minute drive to downtown Lunenburg, or an easy bike ride into town for great dining, shopping and an array of recreational offerings. The well-built and immaculately maintained home is just 19 years young, and you'll be hard pressed to find anything you didn't think was brand new. The house sits elevated on a small knoll and enjoys great exposure to the sun at the front, and at the back, a wonderful house-wide covered deck provides a shady escape on those hot days of summer. The back deck will be your summer time living room, with lots of space to relax, entertain, dine alfresco, or simply watch the kids and pets play in the fully fenced back yard which features a natural mix of mature trees, perennial gardens and grassy areas. Inside, the main living area is generous yet cozy, with an energy efficient wood-burning fireplace anchoring the Living Room. The Dining Room with patio door walkout to the deck adjoins a well-appointed Kitchen with handy Pantry. Down the hall are 3 Bedrooms and a spacious and bright 4-piece bath with whirlpool tub. The lower level provides ample space for a tidy Laundry area and an extra Guest Room with full bath, plus storage and utilities. The private ground level entry makes this

Room Sizes					
Dining Room		19.11 x 11.10 less	OTHER		Hall - 15.2 x 3.7
Living Room Kitchen	Main Floor	jog 11.8 x 10.5	Laundry Storage	Lower Level Lower Level	
OTHER		11.3 x 10.7	Workshop		Garage - 44.2 x
Primary BedroomMain Floor		Pantry - 4.8 x 3.1			10.6 + 8.3 x 4
Bedroom Bedroom		14.10 x 11.3 11.10 x 10.9			

Schools				
Elementary	Bluenose Academy			
Middle/Jr	Bluenose Academy			
High	Park View Education Centre			
Fr Imm Elementary	Centre scolaire de la Rive Sud			
Fr Imm Middle/Jr	Centre scolaire de la Rive Sud			
Fr Imm High	Centre scolaire de la Rive Sud			
Other				

Condo

gravel driveway with parking for

Monthly Condo Fee Condo Fee Includes Plus Den Y/N In Suite Laundry Pet Friendly No. of Parking Spaces

Pet Friendly BUILDING STYLE **Bungalow**

PROPERTY SIZE 1 to 2.99 Acres Full, Fully Developed, Walkout RASEMENT

Main Floor 11.10 x 8.9 Lower Level 11.3 x 8.5 less jog

Lower Level (4-piece)

FOUNDATION Poured Concrete

EXTERIOR FINISH Vinyl ROOF Metal

Bath 1

Bedroom Bath 2

Mobile/Mini

Land Status

Mobile/Leased Land Fees

Ceramic, Laminate **FLOORING**

HEATING/COOLING TYPE Forced Air, Furnace, Heat Pump -Ductless,

Ductless Cooling

FUEL TYPE Electric WATER SOURCE **Drilled Well** SEWAGE DISPOSAL Septic

UTILITIES Cable, Electricity, High Speed Internet, Telephone GARAGE Single, Built-In, Underground, Wired DRIVEWAY Gravel, Parking Spaces(s)

/PARKING

STRUCTURES Deck, Shed

FEATURES Central Vacuum, HRV (Heat Rcvry Ventin), Water Jet Tub

. Wood Fireplace

APPLIANCES Central Vacuum, Cooktop - Electric, Glass Cooktop, Oven INCLUDED - Electric, Dishwasher, Dryer, Washer, Microwave Rng Hd

Combo, Refrigerator, Water Softener RENTAL None

EQUIPMENT

LAND FEATURES Partially Fenced, Wooded/Treed, Year Round Road

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332 cindy@reddoorrealty.ca Red Door Realty (16940)

Listed By: Red Door Realty (16940)



 MLS #
 202116144
 Address
 11437 Highway 3

 List Price
 \$399,000
 Community
 CENTRE

Status:ACTProvinceNSClass:REPostal CodeB0J 2C0

Listing Office:

Red Door Realty (16940)

























Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202116144

PID # 60387800

















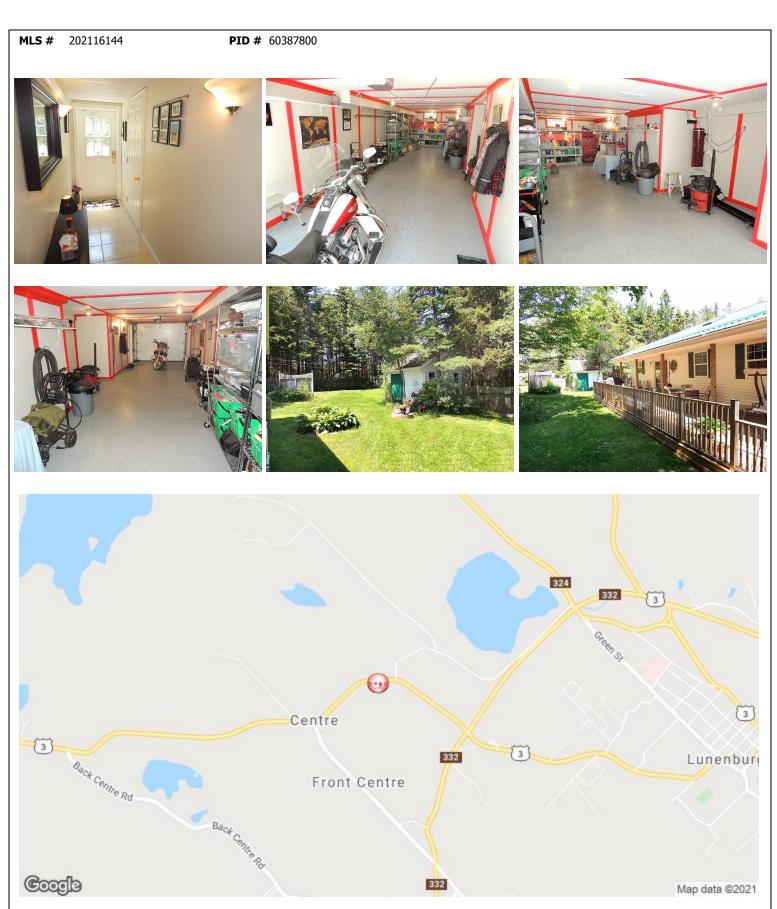








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