

Client View - Residential



MLS #	202211614	# of Beds	2
PID #	60054905	Primary On Main Floor?	
Add'l PID		Full Baths	1
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	143
Address	44 McKenzie Street Lunenburg NS B0J 2C0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	1,134
Type	Single Family	Square Footage (MLA)	1,134
Style	Detached	Building Dimensions	24.10 x 22.10
Waterfront	N	Lot Size	
Frontage		Garage	N
Prop Knwn As/Bdy of Water:		Garage Details	
Restr/Prot Covenants	N	Parking Details	paved circular driveway
New Construction	N	Zoning	Residential
Construction Status		Rental Income	

Listing Price \$380,000

Virt Tour URL

Add'l Virt Tour



Directions to Property

Town of Lunenburg: corner of McKenzie and Brook Streets. Realty sign posted.

Property Overview

LUNENBURG OPPORTUNITY KNOCKS! ... Small but sweet, this charming home features an ideal south-west aspect and enjoys brilliant natural light from dawn to dusk. From its elevated position above the street, the light-filled main living area with high ceilings enjoys pretty views over the large yard with hardy perennials and circular driveway. The 2 bedroom/1 bath home feels spacious because it enjoys so much natural light in combination with a fresh neutral colour pallet. There's even a bonus room that adjoins the main bedroom that could serve as a nursery, office or dressing room. The house was completely rewired in 2012 with 200 Amp service, has newer windows, softwood floors, original staircase and a surprisingly bright full height basement with garden level walkout that just begs to be developed. There's also a lovely little covered back deck off the kitchen with steps down to the yard and driveway. The central location at the very hub of town means it's an easy stroll to the school & recreation facilities, the tennis club, the farmers market and grocery store, while the scenic Harbour Walk trail would take you to all the restaurants, shops and amenities of the waterfront and downtown core in just a few minutes. Move-in ready, this is the ideal year-round home for those looking to down-size, young families and first-time home Buyers, income property investors, or the perfect Pied-a-Terre for HRM city dwellers looking for a weekender in one of the most sought-after small communities on

Room Sizes

Dining Room	Main Floor	13 x 12.2
Living Room	Main Floor	11.3 x 9.8 less jog
Kitchen	Main Floor	11.3 x 10.8
Foyer	Main Floor	12 x 4.10
Bedroom	2nd Level	12.4 x 11
Bedroom	2nd Level	10.9 x 8.11
OTHER	2nd Level	Nursery/Office -
Bath 1	2nd Level	10.3 x 9.4
Laundry	Lower Level	4-pc - 9.4 x 6.10
Utility	Lower Level	plus jog

Schools

Elementary	Bluenose Academy
Middle/Jr	Bluenose Academy
High	Park View Education Centre
Fr Imm Elementary	Bluenose Academy (Pr - Grade 9)
Fr Imm Middle/Jr	Bluenose Academy (Pr - Grade 9)
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

Condo

Mobile/Mini

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Partially Developed, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Aluminium Siding
ROOF	Asphalt Shingle
FLOORING	Softwood
HEATING/COOLING TYPE	Forced Air, Furnace
FUEL TYPE	Oil
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING	Circular, Paved
STRUCTURES	Deck
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
LAND FEATURES	Level, Sloping/Terraced, Year Round Road
COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship



COMPLIMENTS OF:

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Red Door Realty(20036)



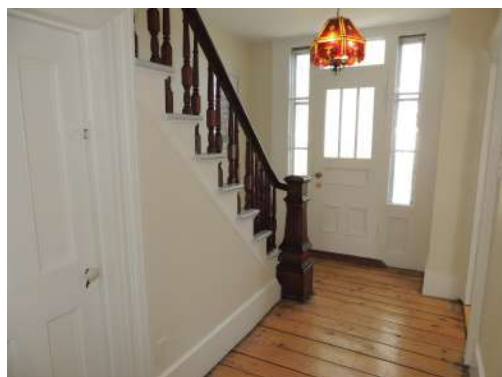
Listed By: Red Door Realty(20036)

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

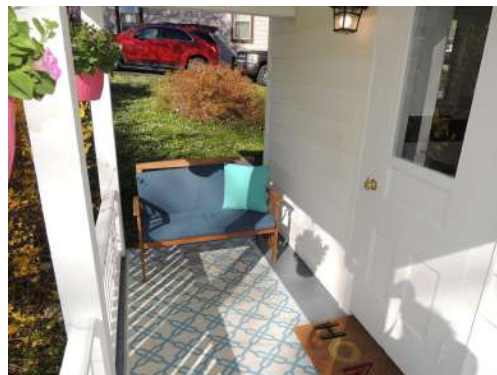
MLS # 202211614
List Price \$380,000
Status: ACT
Class: RE

Address 44 Mckenzie Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
Red Door Realty(20036)



Data provided by the Nova Scotia Association of REALTORS®.



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PID # 60054905



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