



Virt Tour URL



MLS Client View - RESIDENTIAL			
MLS #	202225134	Number of Bedrooms	3
PID #	60054913	Primary On Main Floor?	
Additional PID?		Full Baths	1
Total Lot Size SqFt	5600.00	Half Baths	1
Type	Single Family	Building Age	132
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$525,000	Total Fin SqFt (TLA)	1,193
Selling Price		Square Footage (MLA)	1,193
Address	41 Mckenzie Street Lunenburg NS B0J 2C0	Building Dimensions	26.6 x 22.6
Style	Detached	Lot Size	
New Construction Y/N	No	Garage	No
		Waterfront	No
		Restr/Prot Covenants	No

Directions to Property

Lunenburg "New Town" at the corner of McKenzie and Brook Streets. Realty sign posted.

Closing Date

General Property Information:

Water
Frontage Meas
Water
Frontage Units
Inclusions fridge, propane range, dishwasher, washer, shoe cupboard in front hall, 2 wardrobe cupboards in

Condo Info

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly1
No. of Parking Spaces

Elementary School Bluenose Academy
Middle/Jr School Bluenose Academy
High School Park View Education Centre
Fr Imm Elementary School Bluenose Academy (Pr - Grade 9)
Fr Imm Middle/Jr School Bluenose Academy (Pr - Grade 9)
Fr Imm High School Centre scolaire de la Rive Sud
Other South Shore Waldorf
Garage Details old garage building on property needs repair and is included in "As-Is" condition.
Parking Details gravel parking space in front of house

Mobile/Mini Info

Mobile/Leased Land Fees
Mobile/Mini Make
Land Status
Pet Friendly2

ROOM TYPE	LEVEL	ROOM DIMENSIONS
Living Room	Main Floor	14 x 11.1 less jog
Dining Room	Main Floor	12.10 x 8.6
Kitchen	Main Floor	12.2 x 9.8 + 6.11 x 2.7
Bath 1	Main Floor	4.7 x 3.5 (2-pc)
Foyer	Main Floor	12.8 x 3.10 plus jog
Primary Bedroom	2nd Level	14.11 x 9.2 plus jogs
Bedroom	2nd Level	10.6 x 10
Bedroom	2nd Level	10.6 x 10
Bath 2	2nd Level	7.2 x 5.3 plus jog (4 -pc)
OTHER	2nd Level	Upper Hall - 14.10 x 3.7

Property Overview

The fisherman who first lived in this quaint Lunenburg house more than a century ago might not recognize his humble home which in recent years has been transformed into a stylish modern residence, but we're sure he would love what he sees, just as we know you will! Thoughtfully rejuvenated over the past 5 years, the renovations carefully retained original character elements like the beautiful entry and foyer, wood floors, trim work and lovely staircase, which create a beautiful backdrop to showcase some of the newer contemporary touches. The comfy home feels larger than its 1200 square feet thanks to its high ceilings, semi-open floor plan and an abundance of natural light. The stunning kitchen is definitely the hub of this home and flows seamlessly to the dining & living areas with a partially covered back deck extending the living space in the warmer months to accommodate larger gatherings. Upstairs, a surprisingly large Primary bedroom with good sized closets shares a compact full bath with 2 other bedrooms while the exposed brick chimney creates additional visual interest in the hallway. The home enjoys an elevated position on its corner lot and the south-west exposure provides great sunlight throughout the day. There's a nice sunny yard to keep the kids, pets, or gardener happy. An old garage building needs work but has great potential. And last but not least, the ideal central location makes for an easy stroll to the school & recreation facilities, the tennis club, the farmers market & grocery store, and the scenic Harbour Walk trail which connects you in minutes to the waterfront and downtown core and the many restaurants,

Energuide Info: EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained

Property Features

BUILDING STYLE	2 Storey	DRIVEWAY/PARKING	Gravel, Parking Spaces(s)
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Deck, Shed
BASEMENT	Full, Undeveloped, Walkout	APPLIANCES INCLUDED	Stove, Dishwasher, Washer, Refrigerator
FOUNDATION	Stone	RENTAL EQUIPMENT	NONE
EXTERIOR FINISH	Wood Siding	LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
ROOF	Asphalt Shingle	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
FLOORING	Ceramic, Hardwood, Softwood, Tile		
HEATING/COOLING TYPE	Hot Water, Radiator		
FUEL TYPE	Oil		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cvnthia Dial



Main: 902-298-0332
cindv@reddoorrealty.ca
Red Door Realty(20036)



Listing Office Red Door Realty(20036)

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202225134

List Price \$525,000

Status: ACT

Class: RE

Address 41 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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