

### Client View - Residential



MLS #	202301536	# of Beds	3
PID #	60055563	Primary On Main Floor?	
Add'l PID		Full Baths	2
Listing Status	<b>ACTIVE</b>	Half Baths	0
Selling Price		Building Age	117
Address	7 McKenzie Street Lunenburg NS B0J 2C0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	1,384
Type	Single Family	Square Footage (MLA)	1,384
Style	Detached	Building Dimensions	28.7 x 22.8 + 14.3 x 7.2
Waterfront	N	Lot Size	
Frontage		Garage	Y
Prop Kwnn As/Bdy of Water:		Garage Details	detached single, wired
Restr/Prot Covenants	N	Parking Details	TWO paved driveways
New Construction	N	Zoning	RES
Construction Status		Rental Income	

**Listing Price \$497,000**

Virt Tour URL

Add'l Virt Tour



#### Directions to Property

Town of Lunenburg: Follow Dufferin Street into town and turn right onto McKenzie. Civic #7 is the 2nd house on your left. Realty sign posted.

### Property Overview

Hello Goldilocks!...This One's Just Right! -- Not too big, not too small, not a project...all that's needed is 'You' to put your own personality into this solid and well-maintained Lunenburg home. Generous principal rooms on the main level with 3 bedrooms upstairs including a spacious Primary with double closets. Gleaming hardwood floors unite the main floor living spaces which are fresh and bright with lots of natural light. Many updates in recent years, including a new main floor full bath, new propane fireplace, 3 mini-split heat pumps, basement and attic insulation, newer windows, updated electrical, new hot water heater and fibreglass oil tank. There's even a high and dry basement for storage. Outdoor areas include a compact yard for those with an aversion to mowers, but just enough green space for a small garden or veggie patch; a sunny back deck and interlocking brick patio for summertime relaxation or entertaining; plus TWO paved driveways and a handy garage. An excellent central location -- everything within comfortable walking distance...schools, recreation, downtown shopping and all the cafes & restaurants of the vibrant waterfront district. Sound like a good fit?...Move over you 3 Bears, Goldilocks is moving IN!

### Room Sizes

<b>Dining Room</b>	<b>Main Floor</b>	<b>13.7 x 12</b>
<b>Living Room</b>	<b>Main Floor</b>	<b>12.10 x 9.4</b>
<b>Kitchen</b>	<b>Main Floor</b>	<b>14.9 x 11.6</b>
<b>Foyer</b>	<b>Main Floor</b>	<b>14 x 4.3</b>
<b>Bath 1</b>	<b>Main Floor</b>	<b>6.6 x 4.8 (3-pc)</b>
<b>Mud Room</b>	<b>Main Floor</b>	<b>6.10 x 3.2</b>
<b>Primary Bedroom</b>	<b>2nd Level</b>	<b>15 x 11.10 plus jog</b>
<b>Bedroom</b>	<b>2nd Level</b>	<b>10.9 x 9.8</b>
<b>Bedroom</b>	<b>2nd Level</b>	<b>w/ Laundry - 10 x</b>
<b>Bath 2</b>	<b>2nd Level</b>	<b>7.4 plus jog</b>

### 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	<b>2 Storey</b>
PROPERTY SIZE	<b>Under 0.5 Acres</b>
BASEMENT	<b>Full, Undeveloped, Walkout</b>
FOUNDATION	<b>Stone</b>
EXTERIOR FINISH	<b>Wood Siding</b>
ROOF	<b>Asphalt Shingle</b>
FLOORING	<b>Carpet, Hardwood, Vinyl</b>
HEATING/COOLING TYPE	<b>Baseboard, Furnace, Heat Pump -Ductless, Hot Water, Stove, Ductless Cooling</b>
FUEL TYPE	<b>Electric, Oil, Propane</b>
WATER SOURCE	<b>Municipal</b>
SEWAGE DISPOSAL	<b>Municipal</b>
UTILITIES	<b>Cable, Electricity, High Speed Internet, Telephone</b>

GARAGE	<b>Detached, Single, Wired</b>
DRIVEWAY/PARKING	<b>Multiple Driveways, Paved</b>
STRUCTURES	<b>Deck, Patio</b>
FEATURES	<b>Propane Fireplace</b>
APPLIANCES INCLUDED	<b>Stove, Dishwasher, Dryer, Washer, Microwave Rng Hd Combo, Refrigerator</b>
RENTAL EQUIPMENT	<b>Propane Tank</b>
LAND FEATURES	<b>Year Round Road</b>
COMMUNITY FEATURES	<b>Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship</b>

#### COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332  
cindy@reddoorrealty.ca  
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 #** 202301536  
**List Price** \$497,000  
**Status:** ACT  
**Class:** RE

**Address** 7 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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