

**Client View - Residential**



MLS #	202304334	# of Beds	2
PID #	60172871	Primary On Main Floor?	
Add'l PID		Full Baths	1
Listing Status	<b>ACTIVE</b>	Half Baths	0
Selling Price		Building Age	73
Address	61 Stonehurst Road Blue Rocks NS B0J 2C0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	1,103
Type	Single Family	Square Footage (MLA)	1,103
Style	Detached	Building Dimensions	24.6 x 22.5 + 10.2 x 7.11
Waterfront	N	Lot Size	
Frontage		Garage	N
Prop Knwn As/Bdy of Water:		Garage Details	
Restr/Prot Covenants		Parking Details	gravel driveway
New Construction	N	Zoning	NA
Construction Status		Rental Income	

**Listing Price \$245,000**

Virt Tour URL



**Directions to Property**

FROM LUNENBURG: From town limits take the Blue Rocks Rd towards Blue Rocks/Stonehurst. Drive 5.4 km then turn left onto Stonehurst Rd. Continue 350 meters and watch for the driveway for civic #61 on your left. Realty sign posted.

**Property Overview**

Small Home...BIG Potential! It's time to get on that property ladder and stop renting...this solid home minutes outside of Lunenburg in the friendly community of Blue Rocks could be the perfect opportunity for you to own your piece of Nova Scotia. With newer windows, natural wood floors, and an ideal southwest exposure, this tidy home has a fresh and bright interior just waiting for you to add your own personality. There's a nice flow through the main floor living space, which features a front-to-back living room/den and a generous kitchen that opens to a cozy dining room. Upstairs are 2 bedrooms, each with a good-sized closet, plus family bath and adjoining bonus room. The charming house sits well off the road with perennial beds counting the days til spring. There's even a sweet outbuilding to provide storage for your garden tools and outdoor gear. Quality homes at this price point are a rarity so close to Lunenburg, so act now if you hope to claim this excellent opportunity.

**Room Sizes**

<b>Den/Office</b>	<b>Main Floor</b>	<b>12.11 x 9.4</b>
<b>Living Room</b>	<b>Main Floor</b>	<b>9.4 x 8</b>
<b>Kitchen</b>	<b>Main Floor</b>	<b>13.5 x 8.10 + 5.7 x</b>
<b>Dining Room</b>	<b>Main Floor</b>	<b>4.6</b>
<b>Porch</b>	<b>Main Floor</b>	<b>13.6 x 7.4 (less jog)</b>
<b>Foyer</b>	<b>Main Floor</b>	<b>9.7 x 6.9</b>
<b>Bedroom</b>	<b>2nd Level</b>	<b>4.6 x 4.3</b>
<b>Bedroom</b>	<b>2nd Level</b>	<b>10.9 x 9.6 (less jog)</b>
<b>OTHER</b>	<b>2nd Level</b>	<b>10.10 x 10.7 (less</b>
<b>Bath 1</b>	<b>2nd Level</b>	<b>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	Centre scolaire de la Rive Sud
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

**Condo**

**Mobile/Mini**

BUILDING STYLE	<b>1 3/4 Storey</b>
PROPERTY SIZE	<b>Under 0.5 Acres</b>
BASEMENT	<b>Full, Undeveloped, Walkout</b>
FOUNDATION	<b>Poured Concrete</b>
EXTERIOR FINISH	<b>Wood Shingles, Vinyl</b>
ROOF	<b>Asphalt Shingle</b>
FLOORING	<b>Hardwood, Laminate, Softwood</b>
HEATING/COOLING TYPE	<b>Forced Air, Furnace</b>
FUEL TYPE	<b>Oil</b>
WATER SOURCE	<b>Drilled Well, Shared</b>
SEWAGE DISPOSAL	<b>Septic</b>
UTILITIES	<b>Cable, Electricity, High Speed Internet, Telephone</b>

GARAGE	<b>None</b>
DRIVEWAY/PARKING	<b>Gravel</b>
STRUCTURES	<b>Deck, Shed</b>
APPLIANCES INCLUDED	<b>Stove, Dryer, Washer, Refrigerator</b>
RENTAL EQUIPMENT	<b>None</b>
LAND FEATURES	<b>Landscaped, Level, 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 #** 202304334

**Address** 61 Stonehurst Road

**Listing Office:**

**List Price** \$245,000

**Community** BLUEROCKS

Red Door Realty(20036)

**Status:** ACT

**Province** NS

**Class:** RE

**Postal Code** B0J 2C0



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202304334

Address 61 Stonehurst Road



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.



