

Client View - Residential



MLS #	202423541	# of Beds	3
PID #	60054442	Primary On Main Floor?	Yes
Add'l PID		Full Baths	1
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building	6' Year Built Unkn Yes
Address	96 Brook Street Lunenburg NS B0J 2C	Total Fin SqFt (TL)	1,136
		Square Footage (1,136
County	LUNENBURG	Building Dimensic	46.5 x 25 +/- jogs
Type	Single Family	Lot Size	
Style	Detached	Garage	Y
Waterfront	N	Garage Details	single attached, wired
Frontage			
Prop Knwn As/Bdy of W			
		Parking Details	paved driveway
Restr/Prot Covenants	N	Zoning	RES
New Construction	N	Rental Incon	
Construction Status			

Listing Price \$399,000

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

Town of Lunenburg: "New Town" District, Brook Street between Tupper and Churchill Streets. Realty sign posted.

Property Overview

COMFY & COZY! -- This solid mid-century bungalow in a quiet neighbourhood is great for singles, seniors or first-time home buyers who thought they couldn't take that first step on the Lunenburg property ladder. Regardless of your age or budget, this is a great opportunity to get into the Lunenburg market and become part of this vibrant South Shore community. The home sits back from the road framed by a splendid old oak tree at the front. The level quarter acre lot features large yards at the front and back of the house. Inside, a unique design offers one-level living with a different layout than the run-of-the-mill bungalow. It's compact, but the open living/dining area with its large corner windows creates a bright and airy living space. The tidy kitchen has access to the back of the house where there's a small fenced patio between the house and garage forming a very private sitting area or fully contained outdoor space for the family dog. Toward the back of the house are 3 Bedrooms and 4-piece bath. There's ample storage in the immaculate full height basement and the sturdy garage is a wonderful bonus space for the tinkerer as there's plenty of room for the cars outside on the long paved driveway. Conveniently located, a 5-10 minute stroll takes you to just about every service and amenity offered in town. Definitely Cozy, Certainly Comfy!

Room Sizes

Living Room	Main Floor	18.9 x 11.9
Dining Room	Main Floor	10.1 x 9.3
Kitchen	Main Floor	13.5 x 9.8 less jog
Primary	Main Floor	13.11 x 9.11 plus jog
Bedroom	Main Floor	10.11 x 9.9
Bedroom	Main Floor	9.10 x 9.2 plus jog
Bedroom	Main Floor	7.5 x 4.11
Bath 1	Main Floor	Garage: 21 x 10.9
OTHER		

Condo

Schools

Elementary School	Bluenose Academy	Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)
Middle/Jr School	Bluenose Academy	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)
High School	Park View Education Centre		

Mobile/Mini

BUILDING STYLE	Bungalow, 1 Level
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Aluminium Siding
ROOF	Asphalt Shingle
FLOORING	Hardwood, Linoleum, Tile, Vinyl
HEATING/COOLING TYPE	Forced Air, Furnace
FUEL TYPE	Oil
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Attached, Single, Wired
DRIVEWAY/PARKING	Paved
STRUCTURES	Patio
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
LAND FEATURES	Landscaped, Level, Partially Fenced
COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



Listed [Red Door Realty\(Lunenburg\)](#)

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

MLS # 202423541
List Price \$399,000
Status: ACT
Class: RE

Address 96 Brook Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.



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 # 202423541

Address 96 Brook Street



