

Client View - Residential



| | | | |
|-----------------------|---------------------------------------|------------------------|--------------------------------|
| MLS # | 202416840 | # of Beds | 3 |
| PID # | 60672425 | Primary On Main Floor? | Yes |
| Add'l PID | | Full Baths | 2 |
| Listing Status | ACTIVE | Half Baths | 0 |
| Selling Price | | Building | 1 ⁺ Year Built Unkn |
| Address | 22 Hebb Street Lunenburg NS B0J 2C | Total Fin SqFt (TL) | 1,957 |
| County | LUNENBURG | Square Footage (| 1,053 |
| Type | Single Family | Building Dimensic | 48.4 x 33.4 less jogs |
| Style | Detached | Lot Size | |
| Waterfront | N | Garage | Y |
| Frontage | | Garage Details | attached single, wired, heated |
| Prop Knwn As/Bdy of W | | Parking Details | paved double driveway |
| Restr/Prot Covenants | Y | Zoning | RES |
| New Construction | N | Rental Incon | |
| Construction Status | | | |

Listing Price \$533,000

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

Town of Lunenburg: From Victoria Rd, turn onto James Rd, the left onto Hebb St and watch for civic #22 on your right. Realty sign posted.

Property Overview

LIVING ON EASY STREET! -- Well, it's actually "Hebb Street", but you'll feel life is easy if you make this your home which is all about comfort and worry-free homeownership. Built in 2010, the home shows like brand new and has enjoyed impeccable ownership over its 14 years showing virtually no wear! The home's bright & cheery interior features an open concept main living area under a vaulted ceiling, with hardwood floors and high quality custom blinds throughout. In the summertime, the generous main living area extends to the outdoors via patio doors opening to a large 2-tiered deck. Live on one level with 2 good sized Bedrooms plus full bath & laundry on the main level. The fully finished lower level provides additional living space with a massive Family Room along with a 3rd Bedroom & another full bath. Enjoy year-round comfort with the ductless heat pump on the main level for efficient heat & cooling, and feet warming in-floor hot water radiant heating on the lower level. The extra long, extra high, attached garage has a handy workshop area at the back with access to the back yard. Outside, there's a double paved driveway and immaculate low-maintenance landscaping frames the house with a pretty stone patio at the front and perennials, grasses & flowering shrubs extending around the side & back of the home. Enjoy the benefits of a modern, low maintenance home and a quiet neighbourhood walking distance to the sights & attractions of Lunenburg's historic Old-Town & the famous waterfront. The kids can even walk to school, the community centre & playing fields, and you can

Room Sizes

| | | | | | |
|--------------------|-------------------|------------------------------|----------------|--------------------|--------------------|
| Living Room | Main Floor | 17.5 x 13.5 + jog | Storage | Lower Level | 25.7 x 5.10 |
| Dining Room | Main Floor | 12.8 x 9.10 + jog | | | |
| Kitchen | Main Floor | 12.4 x 9.5 | | | |
| Primary | Main Floor | 12.1 x 11.2 | | | |
| Bedroom | Main Floor | 12.3 x 10.2 + jog | | | |
| Bedroom | Main Floor | 12.2 x 6.8 | | | |
| Bath 1 | Main Floor | 6.4 x 5.7 | | | |
| Foyer | Lower | 23 x 14 + 10.10 x 7.5 | | | |
| Family Room | Level | 13.10 x 10.9 +/- jogs | | | |
| Bedroom | Lower | 9.6 x 6.1 | | | |

Condo

Mobile/Mini

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 | | |

| | |
|----------------------|---|
| BUILDING STYLE | Split Entry, 2 Level |
| PROPERTY SIZE | Under 0.5 Acres |
| BASEMENT | Full, Fully Developed |
| FOUNDATION | Poured Concrete |
| EXTERIOR FINISH | Vinyl |
| ROOF | Asphalt Shingle |
| FLOORING | Ceramic, Engineered Hardwood, Hardwood, Tile |
| HEATING/COOLING TYPE | Baseboard, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Ductless Cooling |
| FUEL TYPE | Electric |
| WATER SOURCE | Municipal |
| SEWAGE DISPOSAL | Municipal |

| | |
|---------------|--|
| GARAGE | Attached, Single, Heated, Wired |
| DRIVEWAY | Double, Paved |
| /PARKING | |
| STRUCTURES | Deck, Patio, Shed |
| FEATURES | HRV (Heat Rcvry Ventln), Gazebo, Central Vac Roughed In |
| APPLIANCES | Stove, Dishwasher, Dryer, Washer, Microwave Rng |
| INCLUDED | Hd Combo, Refrigerator |
| RENTAL | None |
| EQUIPMENT | |
| LAND FEATURES | Landscaped, Sloping/Terraced, Year Round Road |
| COMMUNITY | Golf Course, Park, Playground, Recreation Center, |
| FEATURES | School Bus Service, Shopping, Marina, Place of |



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.

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Status: ACT

Class: RE

Address 22 Hebb Street

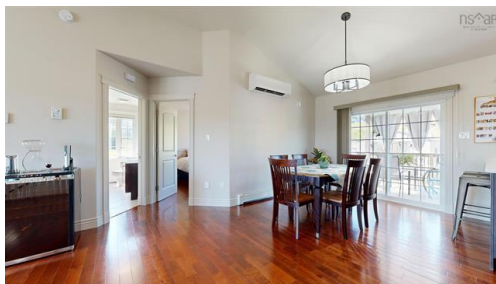
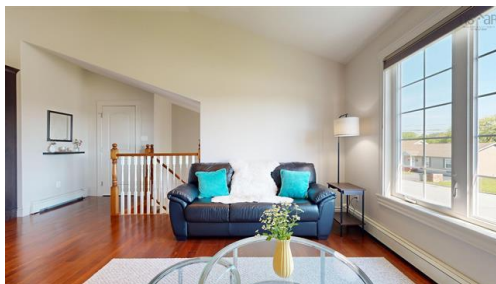
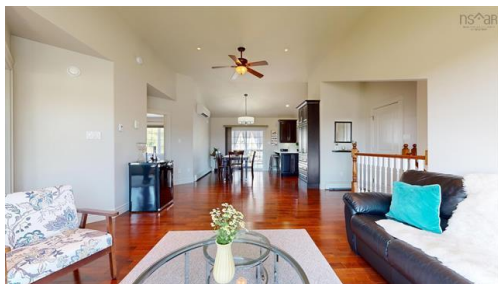
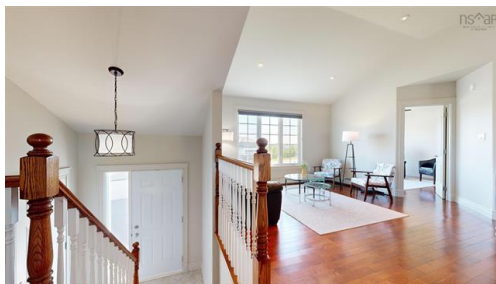
Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

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



Data provided by the Nova Scotia Association of REALTORS®.

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