



1301 NORTHWEST ROAD, FAUXBURG

Lunenburg Co, NS



\$96,500

MLS#: 60183670

Living Area: ~ 1200 sq ft

Lot Size: 10,731 sq ft

Bedrooms: 3

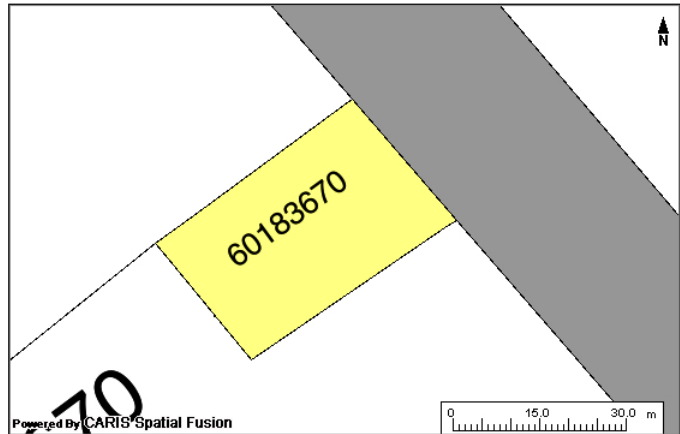
Bath: 1 (4-pc)

Assessment: \$90,800 (2012)

Taxes: \$812 (2012)



Property Online Map

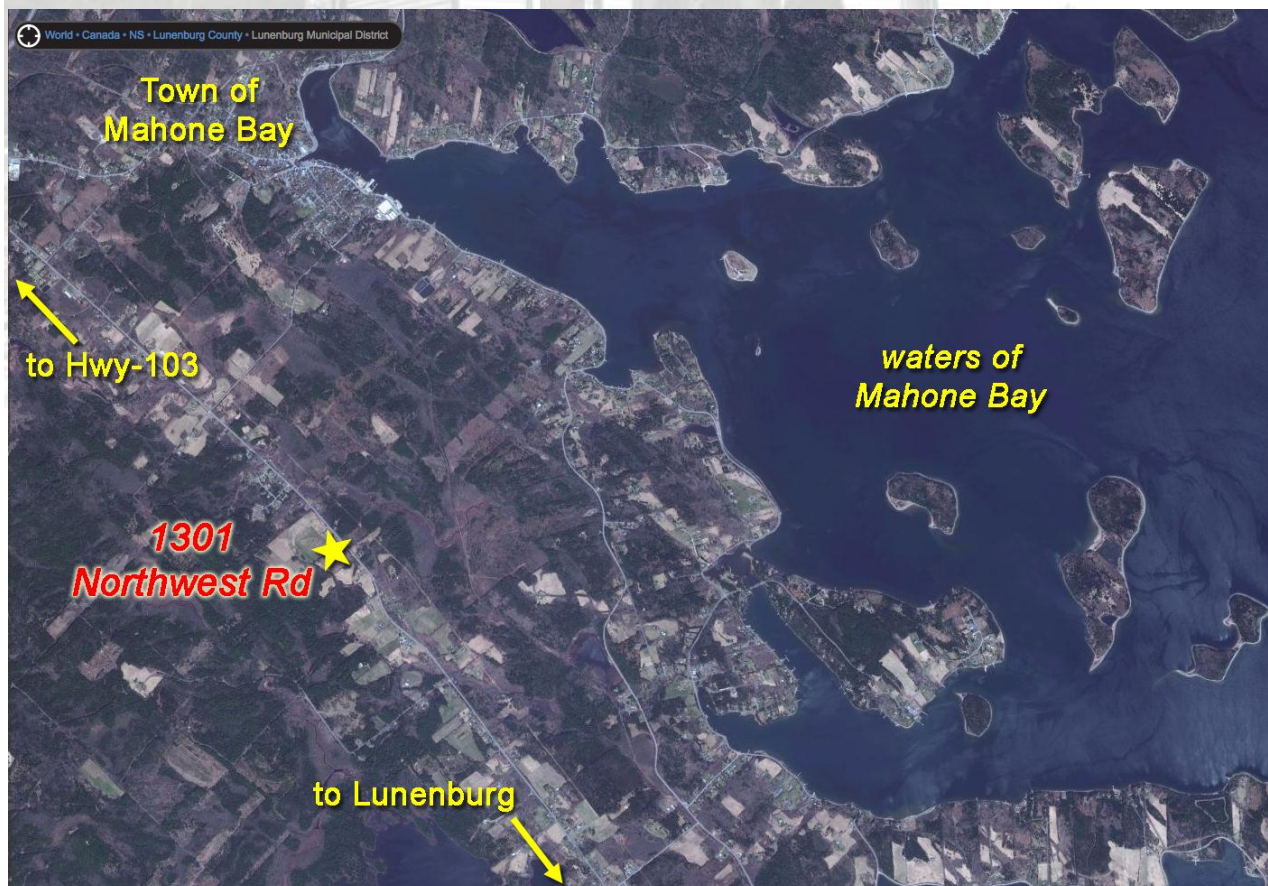


PID: 60183670 Address: 1301 NORTHWEST ROAD FAUXBURG AAN: 01421654
County: LUNENBURG COUNTY Value: \$90,800 (2012 RESIDENTIAL TAXABLE)
LR Status: LAND REGISTRATION

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

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Property Overview

Having trouble finding a good home for under \$100k in this part of Lunenburg County? Here's a great starter home in a super location, midway between Lunenburg and Blockhouse on the Northwest Rd, less than 5 minutes from Hwy 103.

This former country schoolhouse is now a cozy home. A number of years ago the solid structure was moved onto a new cement and block foundation with full height basement and handy walkout. 3 good sized bedrooms including one on the main level, very large closets, 4-piece bath, comfy living room, and a spacious eat-in kitchen with toasty Pacific-Energy® woodstove and walkout to back deck. The sunny yard is nicely sheltered at the rear by a stand of tall spruce trees. There's lots of parking and a useful steel shed for your tools.

Many upgrades and system improvements in the past few years, including new roof in '08, all new wiring & breaker panel (100-Amp service) in '08, blown-in insulation in attic and roof, and a new hot water tank just last year.

FEATURES & IMPROVEMENTS
Pacific-Energy® woodstove
back deck
full basement with walk-out
gravel driveway for multiple vehicles
roof re-shingled (2008)
complete rewiring and new breaker panel, 100-Amp service (2008)
new drainage pipe laid from foundation to ditch (2008)
new eaves troughs
blown-in insulation in attic and roof
new water pump and pressure tank (2010)
new hot water heater (2011)

Find complete details and downloads for this great value property at:

www.OceanHomesNovaScotia.com

This Distinctive Property Represented by:

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