

## 492 Masons Beach Rd, Lunenburg



MLS® 60166881

File# 443

### Farmhouse by the Sea!

**\$330,000.00 CAD**

Follow a winding road out of Lunenburg along the water's edge and you'll come to this charming century-old seaside farmhouse sitting peacefully on a pastoral 2+ acre lot, just 2 kms from town. Relax on the broad covered front verandah and enjoy herons fishing the calm waters of the little cove in front of the house. The interior is fresh and updated with generous bright principle rooms, a spacious country kitchen, and main level full bath. Upstairs find three bedrooms including a large master with an ocean-view dormer sitting nook, a large main bath with soaker tub, and a cozy office/den. The peaceful little cove opens to the deep waters of Lunenburg Bay. A pretty rose hedge in front and country meadow out back complete the postcard setting. Whether gardener or boater, this property delivers. There's even a handy garage that's ideal for storing your 'toys' whether land or sea. Excellent income potential as a seasonal rental. \*\*\*Extensive updates include new windows, insulation, new wiring, AND a new drilled well and septic in 2007\*\*\*

#### Listing Agents

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#### Directions

From Lunenburg follow Tannery Rd to Masons Beach Rd. Continue out of town approximately 2 km (past Bluenose Golf Club and Mason's Beach). Watch for civic #492 on right.



**www.CoastalWindsRealty.com**

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#### Lunenburg Waterfront Office

123 Bluenose Drive  
Lunenburg, NS B0J 2C0  
P: 902-640-3355  
F: 902-640-3356

#### Musquodoboit Harbour Office

11 East Petpeswick Road, Musquodoboit Harbour  
Musquodoboit Harbour, NS B0J 2L0  
P: 902-889-2132  
F: 902-889-4239

Interested parties are encouraged to seek independent verification of facts presented herein.

#### Property Highlights

**Age ±:** 100+ yrs

**Lot Size:** 2.11 Acres

**Dimensions:**

**Zoning:** None

**Assessment:** \$222,400 (2011)

**Taxes:** \$2002 (2011)

**Style:** Storey and a Half, Hipped Gable

**Bedrooms:** 3

**Bathrooms:** 2

**Flooring:** Hardwood & Softwood,  
Ceramic Tile, Armstrong Lino Tile

**Heating:** Propane Forced Hot Air

**Water:** Drilled Well

**Sewer:** Septic

**Parking:** Gravel Driveway

**Garage:** Single, Detached

**Services:** Electric, Phone, Cable,  
High-speed Internet

#### Rooms

Living Room: 14 x 12 (Main)

Dining Room: 14 x 10.5 (Main)

Family Room: 13 x 12 (Main)

Kitchen: 13.5 x 12 (Main)

Full Bath: 9 x 5.5 (Main)

Foyer/Hall: 9 x 6 (Main)

Master Bedroom: 16.5 x 12.5 (2nd)

Bedroom: 13 x 11 (2nd)

Bedroom: 11 x 10 (2nd)

Bath: 10.5 x 8 (2nd)

Den/Office: 8x7 + 4x3.5 (2nd)

Upper Hall: 17 x 3 (2nd)