



Price:	\$330,000	MLS® #:	60166881
Status:	Active		
Legal Descr.: ***INCLUDES PID#60166899			
Address:	492 MASON'S BEACH RD		
City:	LUNENBURG COUNTY, B0J 2C0		
Side of Road:		District:	SS DILUN
Lot Size:	2.11 ACRES	Sub-Dist:	B3
Shore Frontage:		Zoning:	NONE
Sq. Footage (MLA):	1,820	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	1,820	Elem Schl:	BLUENOSE ACADEMY
Building Dimensions:	IRREGULAR		
Possession:	NEGOTIABLE		

Overview	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 3 bedrooms including a large master w/ an ocean-view sitting nook, main bath w/ soaker tub, and a cozy office. The peaceful little cove opens to the deep waters of Lunenburg Bay. A pretty rose hedge in front and a country meadow out back complete the postcard setting. Whether gardener or boater, this property delivers. A handy garage is ideal for storing your 'toys'. Extensive updates include new windows, insulation, new wiring, AND new drilled well & septic in 2007!!! Great income potential as a seasonal rental. CWR File# 443
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.


Type:	Single Family	Heating:	Propane, Forced Air, Furnace	Exterior:	Shingles, Wood
Style:	1.5 Storey, Detached	Garage Type:	Detached, Single	Driveway:	Shared, Gravel
Title to Land:	Freehold	Water:	Drilled Well	Foundation:	Undeveloped, Full, Stone, Walkout
Property Size:	1.0 -2.99 Acres	Sewer:	Septic	Features:	Deck/Patio, Alarm System, See Remarks, Water Jet Tub
Land Features:	Level, Stream/Pond, Sloping/Terraced, Partial Cleared	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road, View: Ocean	Rental Equipm.:	Propane Tank	Flooring:	Cushion/Lino, Hardwood, Ceramic/Porcelain, Softwood

Inclusions	***INCLUDES PID#60166899 All appliances (new in 2007 and only used seasonally): fridge, stove, dishwasher, washer & dryer, microwave. Extra dryer and Upright deep freeze in basement. Custom window treatments.
Exclusions	

Bedrooms:	3	Sign:	No	HST:	NO	Garage:	Yes	Gar.Details:	DETACHED SINGLE
Bathrooms:	2 \	Lockbox:	Yes	PCDS:	Yes	Water Access:	No	Water:	
Rental Income:	POTENTIAL	Road:	Public	Matrim.:					
Building Age:	OL	CSA #:	0	Serial #:	0				
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	9 X 6	2ND FLOOR	MASTER BEDROOM	16.5 X 12.5
MAIN FLOOR	LIVING ROOM	14 X 12	2ND FLOOR	BEDROOM	13 X 11
MAIN FLOOR	DINING ROOM	14 X 10.5	2ND FLOOR	BEDROOM	11 X 10
MAIN FLOOR	DEN/OFFICE	13 X 12	2ND FLOOR	BATH (# pieces 1-6)	10.5 . X 8
MAIN FLOOR	KITCHEN	13.5 X 12	2ND FLOOR	DEN/OFFICE	8 X 7 + 4 X 3.5
MAIN FLOOR	BATH (# pieces 1-6)	9 X 5.5	2ND FLOOR	OTHER	HALL 17 X 3

Betterment Charges:		
Condo Fee:	0	Condo Corp #: Mobile/Leased Land F: 0
Listing Office:	COASTAL WINDS REALTY LTD. - 14238	



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**

