

60 Windward Ave, Spectacle Lakes



 60244324

File# 655

In the Pines **\$198,000.00 CAD**

The discerning buyer may find comparable split-entry homes in the MLS inventory, but it will be very hard to match the extraordinary property amenities offered by this one. 3/4 acre of lush shrubbery and productive gardens backed by a magic forest of tall pines with needle blanketed grounds to delight the exploring instincts of children & adults, alike. There's a first rate potting shed/greenhouse, a large back deck, a grape arbour, a screen porch, plus a 24' x 24' fully wired double garage (single door) to accommodate all the recreational & gardening paraphernalia imaginable. Paved driveway, quiet neighbourhood, just a couple minutes' walk to Spectacle Lakes.

The upper level enjoys a sunny southern exposure and is composed of an expansive living room with fireplace, dining room overlooking the back garden, kitchen, mudroom, plus 2 bedrooms (tons of closet space) & 4-pc bath. Downstairs one finds another bedroom, as well as a spacious rec-room (4th bedroom? office?) plus generous laundry room and a big utility room/workshop.

Listing Agents

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Directions

From Lunenburg: Follow Route #3 towards Bridgewater. Drive 5km outside of town. Just past Spectacle Lakes turn right onto Edgemount Rd, then right onto Windward Ave. Civic #60 is on your left. Look for the Coastal Winds Realty sign!

From Bridgewater: Follow Route #3 (Lahave St) towards Lunenburg. Drive 10km, turn left onto Edgemount Rd then right onto Windward Ave. Civic #60 is on your left. Look for the Coastal Winds Realty sign!



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

Property Highlights

Age ±: 35 yrs
Lot Size: 31,720 sq ft (.73 acres)
Dimensions: 42' x 25.5'
Zoning: Residential
Assessment: \$181,500 (2012)
Taxes: \$1,869 (2012)
Style: Split-Entry Bungalow
Bedrooms: 3
Bathrooms: 1
Flooring: Carpet, Cushion/Linoleum, Laminate
Heating: Oil-fired Hot Water Baseboards
Water: Drilled Well
Sewer: Septic
Parking: Paved Driveway for Multiple Vehicles
Garage: Double Detached Garage (24' x 24')
Services: Electricity, Phone, Cable, High-speed Internet

Rooms

Living Room: 16' x 14' (Main)
Dining Room: 11' x 9' (Main)
Kitchen: 11' x 10.5' (Main)
Master Bedroom: 18' x 10.5' (Main)
Bath (4-pc): 10.5' x 7.5' (Main)
Bedroom: 10.5' x 11.5' (Main)
Mudroom: 5' x 5.5' (Main)
Bedroom: 11.5' x 10' (Lower)
Rec Room: 18' x 12' (Lower)
Laundry: 11.5' x 10.5' (Lower)
Utility/Workshop: 28' x 11.5' (Lower)
Furnace Room: 8' x 4.5' (Lower)