



Price:	\$198,000	MLS® #:	60244324
Status:	Active		
Legal Descr.:	PINE HAVEN SUBDIVISION		
Address:	60 WINDWARD AVE		
City:	SPECTACLE LAKES, LUNENBURG CO., B0J 2C0		
Prop known as:	SPECTACLE LAKES		
Side of Road:		District:	SS DILUN
Lot Size:	31,720 SQ FT	Sub-Dist:	B3
Shore Frontage:		Zoning:	RES
Sq. Footage (MLA):	1,050	Sec. School:	PARK VIEW ED CENTRE
Total Fin SqFt.(TLA):	1,756	Elem Schl:	BLUENOSE ACA/WALDORF
Building Dimensions:	42 X 25.5		
Possession:	NEGOTIABLE		

Overview

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 & productive gardens backed by a magic forest of tall pines with needle blanketed grounds to delight the exploring instincts of kids & adults, alike. There's a first rate greenhouse, large deck, a grape arbored screen porch, plus a 24x24 fully wired double garage (single door) to accommodate all the recreational & gardening paraphernalia imaginable. Paved driveway, quiet neighborhood, just a couple minutes' walk to Spectacle Lakes. The upper level enjoys a sunny southern exposure and is composed of an expansive living room w/ 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 large rec-room (4th bedroom? office?) plus spacious laundry room & a big utility room/workshop.

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. Realty sign posted. 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. Realty sign posted.

Type:	Single Family	Heating:	Oil, Baseboard, Hot Water	Exterior:	Vinyl
Style:	Split Entry, Detached	Garage Type:	Detached, Double, Wired	Driveway:	Paved
Title to Land:	Freehold	Water:	Drilled Well	Foundation:	Concrete, Fully Developed, Walkout
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Features:	Deck/Patio, Fireplace(s), See Remarks
Land Features:	Cleared, Level, Wooded/Treed, Landscaped, Partially Fenced	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road	Rental Equipm.:	None	Flooring:	Carpet, Cushion/Lino, Laminate

Inclusions	Fridge, Stove, Dishwasher, Window Treatments
Exclusions	Washer & Dryer

Bedrooms:	3	Sign:	Yes	HST:	NO	Garage:	Yes	Gar.Details:	DETACHED, DOUBLE (W/ SINGLE DOOR), 24' X 24'
Bathrooms:	1 \	Lockbox:	Yes	PCDS:	Yes				
Rental Income:	NO	Road:	Public	Matrim.:					
Building Age:	35	CSA #:	0	Serial #:	0	Water Access:	No	Water:	
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14 X 16	MAIN FLOOR	OTHER	MUDROOM 5.3 X 5.7
MAIN FLOOR	DINING ROOM	11 X 9	LOWER LEVEL	BEDROOM	11.7 X 10
MAIN FLOOR	KITCHEN	11.2 X 10.4	LOWER LEVEL	REC ROOM	18 X 12
MAIN FLOOR	MASTER BEDROOM	18.3 X 10.4	LOWER LEVEL	LAUNDRY	11.6 X 10.5
MAIN FLOOR	BATH (# pieces 1-6)	10.5 X 7.6	LOWER LEVEL	UTILITY	WORKSHOP 28 X 11.5
MAIN FLOOR	BEDROOM	11.8 X 10.4	LOWER LEVEL	OTHER	FURNACE ROOM 8 X 4.7

Betterment Charges:

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



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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