



Price:	\$110,000	MLS® #:	60057528
Status:	Active		
Legal Descr.:	HARBOURVIEW COURT CONDOMINIUMS (LCCC #5)		
Address:	124 CORNWALLIS ST # UNIT 101		
City:	LUNENBURG, B0J 2C0		
Prop known as:	LUNENBURG BACK HARBOUR		
Side of Road:		District:	SS DILUN
Lot Size:	49,223 SQ FT (1.13 ACRES)	Sub-Dist:	B1
Water frontage:		Zoning:	RES
Sq. Footage (MLA):	889	Sec. School:	PARK VIEW EDUC CNTR
Total Fin SqFt.(TLA):	889	Elem Schl:	BLUENOSE /SS WALDORF
Building Dimensions:	37' X 24' (UNIT SIZE)		
Possession:	NEGOTIABLE		

Overview	HARBOURVIEW COURT -- a rare opportunity to experience condo-living in the heart of historic Lunenburg. This tidy 2 bedroom/1 bath ground-floor unit features an open plan Living/Dining area with walk-out to private covered deck with views of Lunenburg's Back Harbour. The large Master Bedroom adjoins the main bath. 2nd Bedroom and handy Laundry closet are just down the hall. Security building, paved parking, low monthly fees. A terrific, low-maintenance option, perfect for people looking to downsize, or have that seasonal or weekend getaway in one of Nova Scotia's most beautiful and interesting seaside communities. A great location, comfortable walking distance to downtown shops, restaurants, and the vibrant waterfront of this popular UNESCO heritage town.
Directions	Follow Lincoln Street into Old-Town and turn left onto Cornwallis St. Continue on Cornwallis up and over the hill until you see Back Harbour. Harbourview Court is on your right. Enter parking lot and use parking space #11.

Type:	Condominiums	Heating:	Electric	Exterior:	Vinyl
Style:	None, Condo Apartment	Garage Type:	Parking Space(s)	Driveway:	Paved
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete
Property Size:	1.0 -2.99 Acres	Sewer:	Municipal	Features:	Deck/Patio, Intercom, See Remarks
Land Features:	Landscaped, Sloping/Terraced, Year Round road	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road, View: Harbour, View: Ocean	Rental Equipm.:	None	Flooring:	Carpet, Cushion
Water Frontage:					

Inclusions	fridge, stove, dishwasher, washer & dryer
Exclusions	

Bedrooms:	2	Sign:	No	HST:		Garage:	No	Gar.Details:	PAVED PARKING LOT (ASSIGNED SPACE #11)
Bathrooms:	1 \ 0	Lockbox:	Yes	PCDS:	No				
Rental Income:		Road:		Matrim.:					
Building Age:	21-30	CSA #:	NA	Serial #:	NA				
		Migrated:	No			Waterfront:	No	Water:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13.10 X 13.6	MAIN FLOOR	MASTER BEDROOM	16.2 X 10.4
MAIN FLOOR	DINING ROOM	10.9 X 9.9	MAIN FLOOR	BEDROOM	9.10 X 9.6
MAIN FLOOR	KITCHEN	10.4 X 9.8	MAIN FLOOR	BATH (# pieces 1-6)	10.2 X 5.1 (4-PC)
MAIN FLOOR	FOYER	5.10 X 5			

Betterment Charges:					
Condo Fee:	250	Condo Corp #:	5	Mobile/Leased Land F:	0
Listing Office:	COASTAL WINDS REALTY LTD. - 14238				



Compliments of: **CYNTHIA DIAL: 902-298-0332**
 E-mail: info@OceanHomesNovaScotia.com
 Website: <http://OceanHomesNovaScotia.com>
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.