



MLS Client View - VACANT LAND

MLS #	201608810	Region	South Shore
PID #	60062759	County	Lunenburg
Additional PID		District	405-Lunenburg County
Type	Vacant Lot(s)	Sub-District	B1
Listing Status	ACTIVE	Lot Size	3,770 sq ft
Listing Price	\$92,000	Zoning	Res (OTR)
Selling Price		Road	Public
Address	Lot, Montague Street	Waterfront	No
Address 2			
Community	Lunenburg		

Directions to Property

Old-Town Lunenburg – Montague Street between Hopson and Kempt Streets, just above the Government Wharf & the tallship Picton Castle berth. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Lunenburg Harbour	WATER ACCESS /VIEW	Access: Year Round Road, View: Harbour , View: Ocean, View: Bay	Elementary School	Bluenose Academy
Legal Description	Old-Town Lunenburg Building Lot	Water Frontage Units		Middle/Jr School	Bluenose Academy
Title to Land	Freehold	Water Frontage Meas		High School	Park View Education Centre
Restr/Prot Covenants				Fr Imm	Centre scolaire de la Rive Sud (P-12)
Survey	Yes			Elementary School	
Current Valid Perc Test	No			Fr Imm Middle /Jr School	Centre scolaire de la Rive Sud (P-12)
Property Gated	No			Fr Imm High School	Centre scolaire de la Rive Sud (P-12)
Environmental Assessment	No			Other	South Shore Waldorf School & Kindergarten
Easements	No				
Assessment	\$88,000				
Assessment Year	2016				
Association Fees					

Property Overview

OLD-TOWN LUNENBURG: Think you can't have 'New' and live in Old-Town too?...Think again! Here's a rare opportunity for new construction in the centre of historic Lunenburg. An Old-Town Lunenburg building lot is now available. Wonderfully elevated with views over the historic streetscape and famous harbour and across to the Bluenose Golf Club. The 3770 sq ft (approx. 66' x 57') surveyed building lot is bordered on one side by a green space – the unconstructed block of Hopson Street. Conveniently situated at the edge of the downtown waterfront district, it's an easy walk to the many shops and restaurants, grocery store, post office and banks, etc...what more could you ask for? Who needs TV when you can be entertained by the comings and goings of the working waterfront. Full municipal services available (water, sewer, electric, etc).

Property Features

PROPERTY SIZE	Under 0.5 Acres	UTILITIES	Cable, Electricity, High Speed Internet, Telephone
WATER SOURCE	Municipal	DRIVEWAY/PARKING	None
SEWAGE DISPOSAL	Municipal	LAND FEATURES	Cleared, Sloping/Terraced, Year Round Road
		DOCUMENTS ON FILE	Aerial Photos, Land Survey, LRIS Map



CYNTHIA DIAL - Main: 902-298-0332
cindy@reddoorrealty.ca
 RED DOOR REALTY - 16940



Listing Office RED DOOR REALTY - 16940

MLS # 201608810

List Price \$92,000

Status ACT

Class: VL

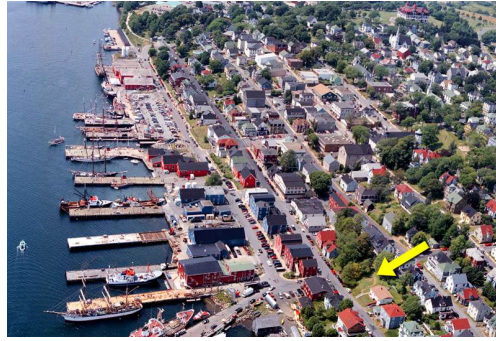
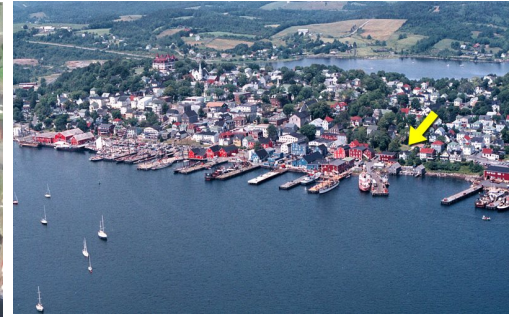
Address Lot, Montague Street

Community LUNENBURG

Province NS

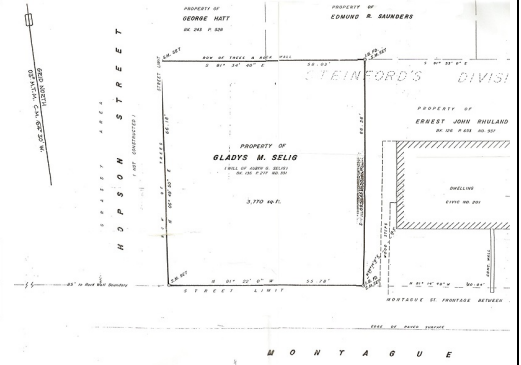
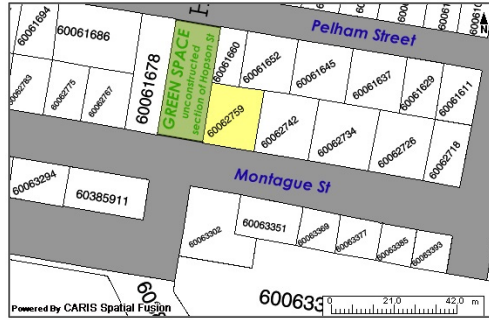
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940

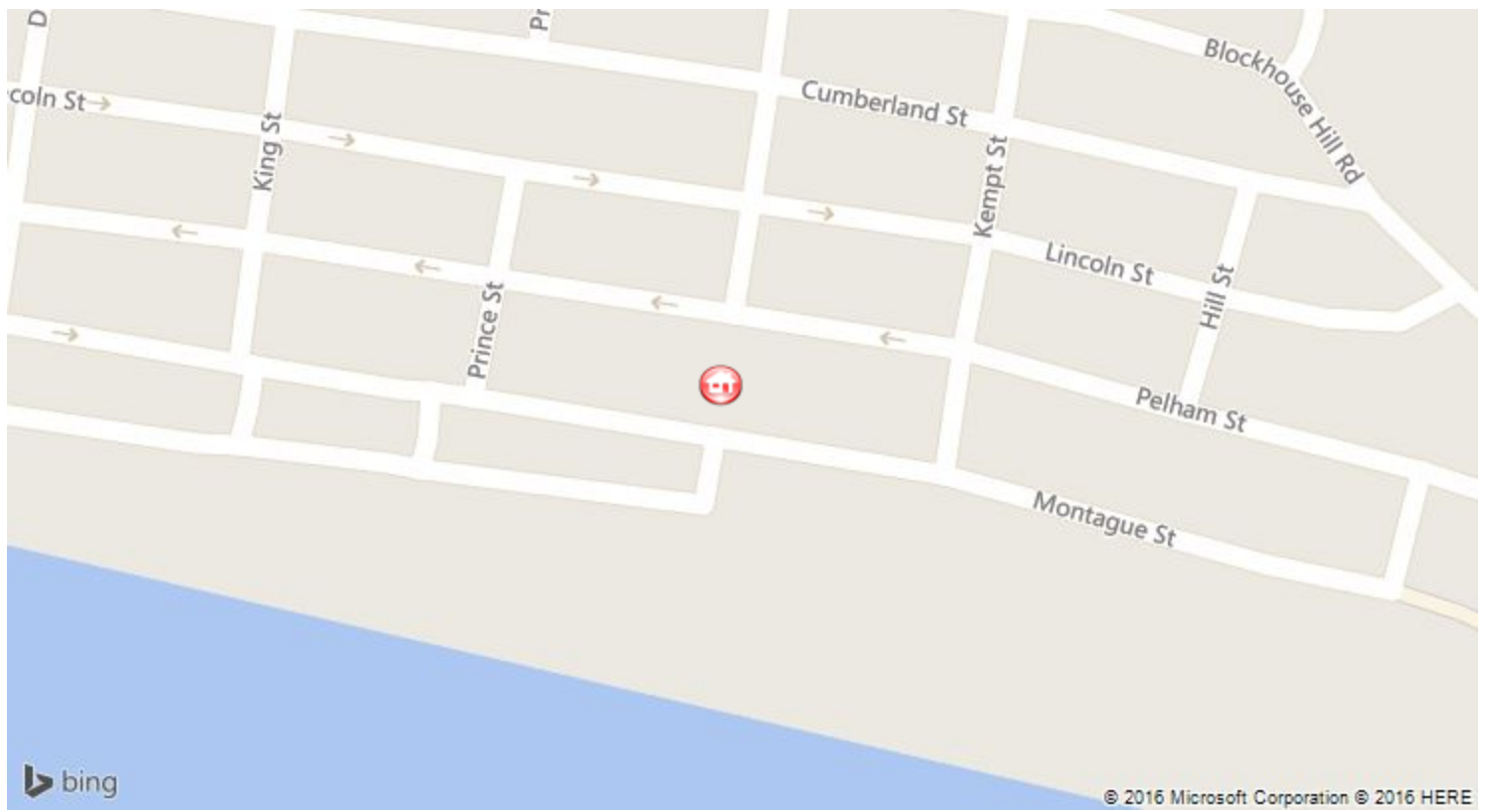


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