

## 20 Kinley Drive, Lunenburg



MLS® 201800785

### *In Town, But Out of the Way* **\$289,000**

In town, but out of the way, this lovely contemporary home enjoys a wonderful perspective over Lunenburg Back Harbour. With its own mini-wilderness backyard and private little bridge onto the walking trail, one can't imagine a more magical place for children to grow up, or the not-so-young to take their daily stroll with old Bowser. This home has only had one family ownership, and it shows. It was a thoughtfully customized side-split design from day-one (1999), family focused and lovingly maintained. The main-level open-plan living-dining-kitchen opens invitingly onto a huge back deck for large gatherings over the BBQ or quiet evenings watching the lobster boats come to roost. The kitchen is not large, but beautifully appointed for serious foodies. Note the elegantly stylized half stairs taking you up to two bright bedrooms, plus a large (Jack & Jill) ensuite master with panoramic views over Back Harbour. Downstairs offers up another well-lit bedroom, half bath, a very spacious sitting/TV room with access to the side-yard, and a pristine laundry room. That's just the beginning, but you will have to come for a viewing to see it all...and feel the love.



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#### **Listing Agent**

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#### **Property Highlights**

**Age ±:** 1999  
**Lot Size:** 10,002 sq ft (.23 acres)  
**Style:** Side Split  
**Floor Space:** 1845 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Flooring:** softwood, laminate, carpet  
**Heating:** oil-fired hot water baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** gravel driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** 'jack & jill' ensuite, HRV (heat recovery ventilator), expansive deck with water view  
**Outbuildings:** 2 sheds  
**Zoning:** Residential  
**Taxes:** \$2,971 (2016)

#### **Rooms**

Living Room: 13 x 12 (Main)  
Dining Room: 9.5 x 8 (Main)  
Kitchen: 9.5 x 9 (Main)  
Workshop/Storage: 19 x 11.5 (Main)  
Master Bedroom: 13 x 11 (2nd)  
Ensuite/Jack & Jill Bath (4-pc): 9 x 5 (2nd)  
Bedroom: 10.5 x 9 (2nd)  
Bedroom: 11 x 9 (2nd)  
Family Room: 14.5 x 12 (Lower)  
Bedroom: 11 x 10 (Lower)  
Bath (2-pc): 11 x 7 (Lower)  
Laundry: 9 x 6 (Lower)

#### **Directions**

Town of Lunenburg: Follow Cornwallis Street all the way to its end at the back

harbour side of town, then turn left onto Kinley Drive. Civic #20 is at the very end and the only house on the right side of the street. Look for the Red Door Realty sign!