

11437 Highway 3, Centre ~ Lunenburg



MLS® 202116144

The Best of Both Worlds! **\$399,000**

Less than a mile from town, and nicely tucked into its woodland setting completely hidden from the road, you'll discover this charming family home. This is your chance to enjoy the best of both worlds...peaceful country living surrounded by nature, yet a mere 2 minute drive to downtown Lunenburg, or an easy bike ride into town for great dining, shopping and an array of recreational offerings. The immaculately maintained 19 year old home sits elevated on a small knoll and enjoys great exposure to the sun at the front, and at the back, a wonderful house wide covered deck provides a shady escape on those hot days of summer. The back deck will be your summer time living room, with lots of space to relax, entertain, dine alfresco, or simply watch the kids and pets play in the fully fenced back yard which features a natural mix of mature trees, perennial gardens and grassy areas. Inside, the main living area is generous yet cozy, with an energy efficient wood-burning fireplace anchoring the Living Room. The Dining Room with patio door walkout to the deck adjoins a well-appointed Kitchen with handy Pantry. Down the hall are 3 Bedrooms and a spacious and bright 4-piece bath with whirlpool tub. The lower level provides ample space for a tidy Laundry area and an extra Guest Room with full bath, plus storage and utilities. The private ground level entry makes this finished area of the lower level the ideal space to host visiting family & friends. An in-ground garage runs the full length of the house (a whopping 44 feet!) and as-is makes for the dream man-cave, or develop it further to create a fabulous den or media room. All that's missing is You!...come discover this hidden gem at the doorstep of popular Lunenburg.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 2002

Lot Size: 1.22 acres

Style: Bungalow

Floor Space: 2043 sq ft

Bedrooms: 4

Bathrooms: 2

Flooring: laminate, ceramic

Heating: LifeBreath Clean Air Furnace,
Ductless Heat Pump

Water: drilled well

Sewer: septic

Parking: gravel driveway with parking for
multiple vehicles

Garage: in-ground

Services: electricity, phone, cable,
high-speed internet

Features: whirlpool tub, induction
cooktop, central vac, large deck

Fireplace/s: wood-burning fireplace

Outbuildings: garden shed (17.10 x 12.4)

Taxes: \$2,111 (2021)

Rooms

Living Room: 19.11 x 11.10 less jog (Main)

Dining Room: 11.8 x 10.5 (Main)

Kitchen: 11.3 x 10.7 (Main)

Pantry: 4.8 x 3.1 (Main)

Master Bedroom: 14.10 x 11.3 (Main)

Bedroom: 11.10 x 10.9 (Main)

Bedroom/Office: 11.10 x 8.9 (Main)

Bath (4-pc): 11.3 x 8.5 less jog (Main)

Bedroom: 10.9 x 10.4 (Lower)

Bath (3-pc): 6.9 x 6.6 (Lower)

Foyer/Hall: 15.2 x 3.7 (Lower)

Laundry Area: 8.5 x 6.3 (Lower)

Storage: 7.2 x 6.10 (Lower)

Garage: 44.2 x 10.6 + 8.3 x 4 (Lower)

Directions

From Lunenburg: Follow Highway-3 toward Bridgewater. 500m past the intersection with Hwy-332 look for the driveway for civic #11437 on your left.