

382 Back Centre Rd, Lunenburg Co.



"Good Night, John Boy!"

\$164,000

Just a few minutes outside of Lunenburg, on a quiet country road, you'll discover this idyllic family home set on more than 3 acres of park-like grounds with mature trees and lily ponds. So lovely are these manicured lawns that many local couples have come to have their wedding photos taken here. Lovingly maintained for 3 generations by the family who built it, the house has never known neglect, and it shows in the immaculate grounds and the very tidy presentation of the home, inside and out. The house is a solid, spacious and sensible 2-storey, 3 bedroom, 2 bath home, just waiting for its next family. Comfortable principle rooms, a traditional wood-burning fireplace, and a wonderful original staircase with a wide open upper hall create an airy country feel perfect for family living. Think "The Waltons", with better landscaping and a main floor bath! Additional features include a paved drive, separate garage & garden shed. A number of the more costly upgrades are already completed for you, including new double-hung, energy-efficient windows throughout the house, plus a new furnace and water heater in 2010. Of course, at this starting price, for many there will be room in the budget for major renovations like a posh new kitchen and bathrooms, but for the more practical buyer on a tighter budget, it's really just a matter of pulling out some carpets and opening a few cans of paint to unlock the potential of this gem. Indeed, this property is a real opportunity to create your own equity. "Good night, John Boy!"



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Property Highlights

Lot Size: 3.34 acres

Floor Space: 1800 sq ft

Bedrooms: 3

Bathrooms: 2

Heating: oil-fired forced hot air

Water: dug well

Sewer: septic

Parking: paved driveway

Garage: single detached (23' x 11'5")

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

Fireplace/s: wood-burning fireplace

Assessment: \$157,100 (2013)

Taxes: \$1,273 (2013)

Rooms

Living Room: 16' x 11'4" (plus bay) (Main)

Dining Room: 12'8" x 10'4" (Main)

Kitchen: 12'9" x 12'4" (Main)

Laundry/Pantry: 12'4" x 4'5" (Main)

Bath: 11'10" x 8'8" (3-pc) (Main)

Foyer/Hall: 12' x 7' (Main)

Back Mudroom: 4'7" x 3'5" (Main)

Master Bedroom: 17'8" x 12'4" (2nd)

Bedroom: 11'7" x 12'11" (2nd)

Bedroom: 11'7" x 11'8" (2nd)

Bath: 10'7" x 10'2" (4-pc) (2nd)

Upper Hall: 14'7" x 4' (2nd)

Listing Agents

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Directions

FROM LUNENBURG: Follow Hwy 332-W (Lighthouse Route) towards Riverport. Approximately 1.5KM outside of Lunenburg turn right onto the Grimm Road in First South. Drive 200m then turn right onto Back Centre Road. Civic #382 is a half kilometer down the road, driveway on the left. Look for the Coastal Winds Realty sign!