

112 Hopson Street, Lunenburg



MLS® 201819048

"Good Morning Sunshine!"

\$335,000

"Good Morning Sunshine!"...at least that's what the lucky new owners of this spacious updated bungalow will be saying when they enjoy their morning coffee in this sunny backyard, complete with large deck, back harbour view and rose covered pergola. A thoughtful renovation in 2008-09 gave this well-built 1960's bungalow the makeover it deserved. The extensive renovations included updates to all systems and a side addition that expanded the main living area by a generous 400 sq-ft making way for a spacious and airy open concept main level with a kitchen/living/dining space that just begs you to invite everybody over. The oversized kitchen with additional pantry storage offers ample counter space, and we mean it! Original hardwood floors remain on much of the main level including the Living Room with large windows overlooking the waters of Lunenburg's back harbour. Enjoy the convenience of one-level living with two bedrooms and two full baths on the main floor, including Master with ensuite, plus a bonus room perfect for office, TV room or den. Downstairs you'll find a bright laundry room, media/hobby room, and large utility room with workshop. So neat and tidy you might as well take down your lunch because you could eat off the floors! Located on a third of an acre elevated lot, immaculately landscaped with paved drive, gravel walkways and handy garden shed. Ideally situated bordering Old-Town, a scenic walk through the historic district takes you to the post office, coffee shops & cafes, and the many shops and services of this vibrant south shore community. But then again you might not want to leave home at all...why not stay in the sunshine for a second cup of that morning coffee!



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Property Highlights

Age ±: approx. 57 years
Lot Size: 14,080 sq ft (.32 acres)
Style: Bungalow
Floor Space: 1974 sq ft
Bedrooms: 2
Bathrooms: 2
Flooring: hardwood, ceramic, laminate
Heating: oil-fired forced hot air
Water: municipal
Sewer: municipal
Parking: paved driveway
Services: electricity, phone, cable, high-speed internet
Features: HRV/air exchanger, ensuite, deck & patio pergola
Outbuildings: garden shed (10.3 x 8.3)
Zoning: Residential
Taxes: \$2,670 (2018)

Rooms

Living Room: 17 x 12 (Main)
Dining Room: 13 x 11.5 (Main)
Kitchen: 19.6 x 11.9 plus & minus jogs (Main)
Foyer/Hall: 15 x 10.5 (Main)
Front Entry: 8 x 4 (Main)
Master Bedroom: 13.7 x 12 plus jog (Main)
Master Ensuite (3-pc): 8.6 x 6.5 (Main)
Bedroom: 12.10 x 8.6 (Main)
Bath (4-pc): 7 x 5.3 (Main)
Den/Office: 11.5 x 10.6 (Main)
Side Entry/Mudroom: 5.7 x 5.3 (Main)
Pantry: 5.6 x 4.3 (Main)
Laundry: 14.6 x 9 (Lower)
Media/Hobby Room: 18.7 x 13.2 (Lower)
Utility Room/Workshop: 23.3 x 16.8 + 13.4 x 13 (Lower)

Listing Agents

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Directions

TOWN OF LUNENBURG: Hopson St near intersection with Creighton St, overlooking Back Harbour. Look for the Red Door Realty sign!