8 Sandy Hollow Road, Lunenburg

MLS® ***201911832***

"Trail Mix"

$224,800

"TRAIL MIX" -- Looking to mix it up a bit?...Check out Sandy Hollow Road at the head of the trail. Here we have the perfect combination of in-town convenience and relaxed country living.

This solid craftsman-inspired family home has great bones and original features including hardwood floors throughout most of the house, pristine woodwork and double French door passageways for great flow between principal rooms. The much loved home has been in the same family since it was purchased from the builder in 1940 and the homeowner spent all winter removing layers of wallpaper and restoring the walls beneath in many of the rooms leaving a crisp neutral pallet. Enjoy an appealing mix of 'old house character' with modern touches like main level laundry and full bath, electrical upgrades, and insulation.

Outside, there's a nice big yard and a large outbuilding/garage at the end of the driveway. At the front of the house, the deep covered verandah looks out over a little park at the entrance to Lunenburg. The Sandy Hollow location is also quite special offering the best of both worlds...in-town with access to services and amenities but ideally situated at the head of Rum Runners Trail connecting you to miles of well-maintained walking and biking trails. And at this price, it's great value for Lunenburg. All-in-all, a very healthy combination!

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

Listing Agents

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Property Highlights

Age ±: c. 1940
Lot Size: 13,993 sq ft (.32 acres)
Style: 2 Storey
Floor Space: 1485 sq ft
Bedrooms: 3
Bathrooms: 2
Flooring: hardwood, carpet, cushion
Heating: oil-fired hot water radiators, electric baseboards
Water: municipal
Sewer: septic
Parking: gravel driveway
Garage: double detached, wired
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Features: covered verandah overlooking park, direct access to Bay-to-Bay trail
Zoning: Residential
Taxes: $2,550 (2019)

Rooms

Living Room: 16.5 x 11.6 (Main)
Dining Room: 12.2 x 11.7 (Main)
Kitchen: 13.4 x 11.3 (Main)
Foyer/Hall: 11.7 x 5.6 (Main)
Laundy/Bath (3-pc): 9 x 7.6 (Main)
Back Porch: 7.7 x 4.5 (Main)
Master Bedroom: 21.8 x 9.6 (2nd)
Bedroom: 14.4 x 9.10 (2nd)
Bedroom: 9.11 x 9 less jog (2nd)
Bath (4-pc): 7.2 x 5.8 (2nd)

Directions

TOWN OF LUNENBURG: Located at the very entry to town at the top of Maple Avenue. Look for the Red Door Realty sign!