

## ***43 First Peninsula Rd, Lunenburg~1st***

***Peninsula***



**MLS® 202005764**

***Have Your Cake & Eat It Too!***

***\$425,000***

Have your cake and eat it too in this 'Best of Both Worlds' location. This characterful country home on Lunenburg's Back Harbour enjoys a peaceful rural vibe but is situated at the very doorstep to town. That's right, live outside of town (with a lower tax rate) but take advantage of the benefits of in-town living with all the amenities and services of vibrant Lunenburg just a stone's throw away! The wonderful family home has a bright and cheerful main living area anchored by an updated open concept kitchen, brilliantly sunny breakfast area, and casual living room with wood stove. At the back of the house are a cozy family room/den and formal dining room with French doors opening to a private back deck and gardens. Completing the main level is a convenient full bath with laundry just off the back entry. The graceful original staircase leads to 4 bedrooms and a large 4-piece family bath. If you need more space, take advantage of the walk-up attic where you'll find a large rec room that just needs a few baseboards heaters to make for year-round enjoyment. There's even a large dormer window to keep watch over the waters of Lunenburg's sheltered Back Harbour. Outside, a large partially fenced back yard with expansive deck is the perfect oasis for seaside gardening or family BBQs and al fresco dining under the pergola; at the front of the house is a broad southeast facing deck for lounging in the sun while taking in the pretty water views; and at the side of the house is a large sloping yard, ideal for an expanded garden, and a stone patio with fire pit for enjoying the beautiful seaside setting on summer evenings. Located near the head of the harbour with splendid water views from many rooms, the quiet dead-end road out front ensures the tranquil rural setting. The convenient location also provides easy access to the Rails-to-Trails network for those with an active lifestyle, or simply stroll right into town to buy that cake at the year-round

farmer's market, then back home to eat it too!



### Listing Agents

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### Property Highlights

**Age ±:** c. 1900

**Lot Size:** 21,384 sq ft (.49 acres)

**Style:** 2 Storey

**Floor Space:** 2338 sq ft

**Bedrooms:** 4

**Bathrooms:** 2

**Flooring:** hardwood, softwood, ceramic tile, carpet, linoleum

**Heating:** oil-fired hot water baseboards, woodstove

**Water:** drilled well

**Sewer:** septic

**Parking:** paved driveway

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

**Features:** partially fenced yard, large deck w/ pergola, stone patio w/ firepit

**Fireplace/s:** woodstove

**Outbuildings:** garden shed (12.9 x 10.4)

**Zoning:** Residential

**Taxes:** \$2,469 (2019)

### Rooms

Living Room: 14.5 x 13 (Main)

Kitchen w/ Dining: 20.2 x 10.4 + 13.1 x 6.9 (Main)

Dining Room: 12.9 x 11.3 (Main)

Family Room / Den: 14.7 x 12.9 (Main)

Front Porch: 6.3 x 5.9 (Main)

Foyer/Hall: 13.1 x 8.5 (Main)

Laundry / Bath (3-pc): 12 x 7.5 (Main)

Mudroom: 11.8 x 5.7 (Main)

Master Bedroom: 15.2 x 13.1 (2nd)

Bedroom: 14.5 x 12.9 (2nd)

Bedroom: 12.9 x 9.9 less jog (2nd)

Bedroom / Office: 10.9 x 9.5 plus jog (2nd)

Bath (4-pc): 9.10 x 9.4 plus jog (2nd)



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



Attic / Rec Room: 17 x 14 (3rd)

### **Directions**

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From Hwy-332, turn onto 1st Peninsula at the head of Lunenburg Back Harbour and immediately veer to your right onto First Peninsula Rd. Drive 200 meters and veer to your left to access civic #43 on your left. Look for the Red Door Realty sign!