


7 McKenzie Street, Lunenburg



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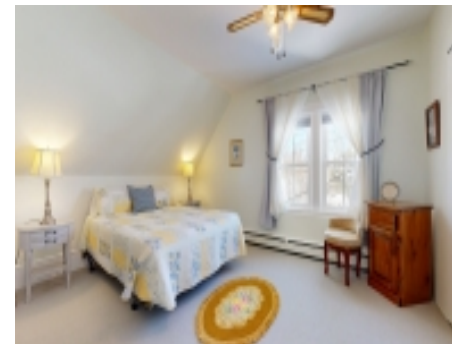
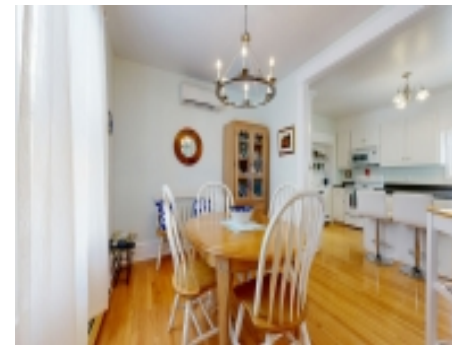
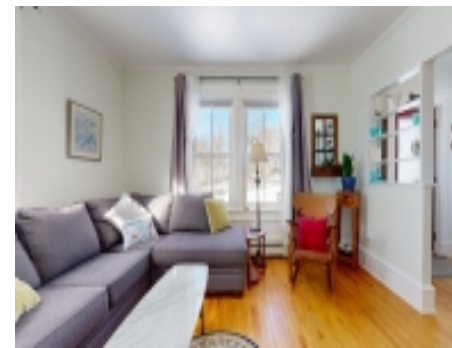
This One's Just Right!

\$497,000

"Hello Goldilocks!...This One's Just Right!" -- Not too big, not too small, not a project...all that's needed is 'You' to put your own personality into this solid and well-maintained Lunenburg home. Generous principal rooms on the main level with 3 bedrooms upstairs including a spacious Primary with double closets. Gleaming hardwood floors unite the main floor living spaces which are fresh and bright with lots of natural light. Many updates in recent years, including a new main floor full bath, new propane fireplace, 3 mini-split heat pumps, basement and attic insulation, newer windows, updated electrical, new water heater and fibreglass oil tank. There's even a high and dry basement for storage. Outdoor areas include a compact yard for those with an aversion to mowers, but just enough green space for a small garden or veggie patch; a sunny back deck and interlocking brick patio for summertime relaxation or entertaining; plus TWO paved driveways and a handy garage. An excellent central location -- everything within comfortable walking distance...schools, recreation, downtown shopping and all the cafes and restaurants of the vibrant waterfront district. Sound like a good fit?...Move over you 3 Bears, Goldilocks is moving IN!



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www.OceanHomesNovaScotia.com



Property Highlights

Age ±: c. 1906

Lot Size: 2,370 sq ft

Style: 2 Storey

Floor Space: 1384 sq ft

Bedrooms: 3

Bathrooms: 2

Flooring: hardwood, carpet, cushion

Heating: oil-fired hot water baseboards, 3 mini-split heat pumps

Water: municipal

Sewer: municipal

Parking: 2 paved driveways

Garage: single detached, wired (24.2 x 13.2)

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

Features: main floor full bath, large deck & interlocking brick patio

Fireplace/s: propane fireplace

Zoning: Residential

Taxes: \$4,352.68 (2022)

Rooms

Living Room: 13.7 x 12 (Main)

Dining Room: 12.10 x 9.4 (Main)

Kitchen: 14.9 x 11.6 (Main)

Foyer/Hall: 14 x 4.3 (Main)

Bath (3-pc): 6.6 x 4.8 (Main)

Back Porch: 6.10 x 3.2 (Main)

Master Bedroom: 15 x 11.10 plus jog (2nd)

Bedroom: 10.9 x 9.8 (2nd)

Bedroom / Laundry: 10 x 7.4 plus jog (2nd)

Bath (4-pc): 7 x 5.10 (2nd)

Directions

Town of Lunenburg: Follow Dufferin Street

Listing Agents

Cindy Dial C: 902-298-0332

E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336

E: adam@reddoorrealty.ca

into town and turn right onto McKenzie.
Civic #7 is the 2nd house on your left. Look
for the Red Door Realty sign!