



Price: \$164,000	MLS® #: 60162872
Status: Active	
Legal Descr.:	
Address: 382 BACK CENTRE RD	
City: BACK CENTRE, LUNENBURG CO., B0J 2C0	
Side of Road:	District: SS DILUN
Lot Size: 3.34 ACRES	Sub-Dist: B3
Shore Frontage:	Zoning: NONE
Sq. Footage (MLA): 1,800	Sec. School: PARK VIEW EDUC CNTR
Total Fin SqFt.(TLA): 1,800	Elem Schl: BLUENOSE / WALDORF
Building Dimensions: 26`3` X 23`11` + 18`1` X 13`8`	
Possession: NEGOTIABLE	

Overview Minutes outside Lunenburg, on a quiet country road, you'll discover this idyllic family home set on 3+ acres of park-like grounds w/ mature trees & lily ponds. Lovingly maintained for 3 generations by the family who built it, the house has never known neglect, and it shows in the immaculate grounds & the very tidy presentation of the home, inside & out. This is a solid, spacious & sensible 2-storey, 3 bed/2 bath home, just waiting for its next family. Comfortable principle rooms, traditional fireplace & an original staircase w/ open upper hall create an airy country feel perfect for family living. Think "The Waltons" with better landscaping & a main floor bath! A number of costly upgrades are already completed for you, including new windows throughout & a new furnace in 2010. At this starting price, this is a worthy renovation project. Or, move in and enjoy it as it's been enjoyed for years. Indeed, this property is a real opportunity to create your own equity. "Good night, John Boy!"

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. Realty sign posted.

Type: Single Family	Heating: Oil, Wood, Forced Air, Furnace	Exterior: Shingles, Wood
Style: 2 Storey, Detached	Garage Type: Detached, Single	Driveway: Paved
Title to Land: Estate Sale	Water: Dug Well	Foundation: Concrete, Undeveloped, Partial, Stone
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s), See Remarks
Land Features: Level, Stream/Pond, Landscaped	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Year Round Road	Rental Equipm.: Water Heater	Flooring: Carpet, Cushion/Lino

Inclusions Fridge, Stove, Microwave, Deep Freeze, Washer, Window Treatments, 2 Wardrobes, Generator

Exclusions

Bedrooms: 3	Sign: Yes	HST: NO	Garage: Yes	Gar.Details: SINGLE DETACHED (23' X 11'5')
Bathrooms: 2 \ 0	Lockbox: Yes	PCDS: No		
Rental Income:	Road: Public	Matrim.:		
Building Age: OL	CSA #: 0	Serial #: 0	Water Access: No	Water: Building Colour: WHITE
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16 X 11.4 (PLUS BAY)	MAIN FLOOR	OTHER	4.7 X 3.5 (MUDROOM)
MAIN FLOOR	DINING ROOM	12.8 X 10.4	2ND FLOOR	MASTER BEDROOM	17.8 X 12.4
MAIN FLOOR	KITCHEN	12.9 X 12.4	2ND FLOOR	BEDROOM	11.7 X 12.11
MAIN FLOOR	LAUNDRY	12.4 X 4.5	2ND FLOOR	BEDROOM	11.7 X 11.8
MAIN FLOOR	BATH (# pieces 1-6)	11.10 X 8.8 (3-PC)	2ND FLOOR	BATH (# pieces 1-6)	10.7 X 10.2 (4-PC)
MAIN FLOOR	FOYER	12 X 7	2ND FLOOR	OTHER	14.7 X 4

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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