

Client View - Residential



MLS #	202502460	# of Beds	2
PID #	60503026	Primary On Main Floor?	Yes
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building	2; Year Built Unkn
Address	274 Wolff Avenue Lunenburg NS B0J 2C	Total Fin SqFt (TL)	1,165
County	LUNENBURG	Square Footage (1,165
Type	Single Family	Building Dimensic	44.5 x 26.5 + 20 x 16.5
Style	Detached	Lot Size	
Waterfront	N	Garage	Y
Frontage		Garage Details	attached, single, wired & heated
Prop Knwn As/Bdy of W		Parking Details	double paved driveway
Restr/Prot Covenants	Y	Zoning	Lower Density
New Construction	N	Rental Incon	
Construction Status			

Listing Price \$437,500

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

TOWN OF LUNENBURG: From Victoria Rd or Green Street, take Centennial Drive to Wolff Ave and drive 300 meters to civic #274 on your right. Realty sign posted.

Property Overview

CURB APPEAL! Set on a nice corner lot in a quiet location of town, this ~1200 sq ft live-on-one-level home is a special find in popular Lunenburg. Not your typical boring bungalow, this home boasts an attractive facade featuring 2 gable dormers and its attached garage positioned at the side to give the home greater curb-appeal. The interesting design continues on the inside, where you'll enjoy a spacious and airy Living Room with large windows and a vaulted ceiling, and a well-appointed Kitchen that adjoins the generous Dining Room. The home features hardwood floors throughout and the main living areas at the front are cleverly separated from the sleeping quarters by a central hall that doubles as a main floor laundry area. Two Bedrooms occupy the back of the house, each with their own 4-piece bath. A mudroom at the kitchen/dining end of the house opens to the garage, and also leads to the home's sprawling lower level. The semi-finished basement provides tremendous potential for additional living space with great height, a cozy woodstove, double French door walk-out, foundation walls already drywalled and plumbing roughed-in for a 3rd full bathroom. Outside the home, enjoy summers on the expansive and sunny front deck with its ideal south-west aspect, tiered garden beds to dabble in, a lower-level patio area by the basement walkout, a shady and private back yard, and plenty of off-street parking with a double paved drive.

Room Sizes

Living Room	Main Floor	15.3 x 12.3	OTHER	Lower Level	42.7 x 24.3
Dining Room	Main Floor	12.3 x 10			
Kitchen	Main Floor	12.3 x 11			
Foyer	Main Floor	5.5 x 4.6			
Primary	Main Floor	12.3 x 10.9 less jog			
Bedroom	Main Floor	8.7 x 4.11			
Ensuite Bath 1	Main Floor	12.3 x 11.5			
Bedroom	Main Floor	8.7 x 7.1			
Bath 2	Main Floor	6.4 x 5.4 plus jogs			
Laundry	Main Floor	6.11 x 3.9			

Condo

Closing Date

Schools

Elementary School	Bluenose Academy	Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)
Middle/Jr School	Bluenose Academy	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)
High School	Park View Education Centre		

Mobile/Mini

BUILDING STYLE	Bungalow
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Vinyl
ROOF	Metal
FLOORING	Hardwood
HEATING/COOLING TYPE	Baseboard, Stove
FUEL TYPE	Electric, Wood
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Attached, Single, Heated, Wired
DRIVEWAY/PARKING	Double, Paved
STRUCTURES	Deck
FEATURES	Ensuite Bath, HRV (Heat Rcvry Ventln), Wood Stove(s)
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



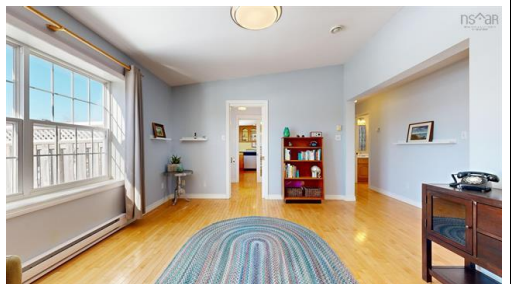
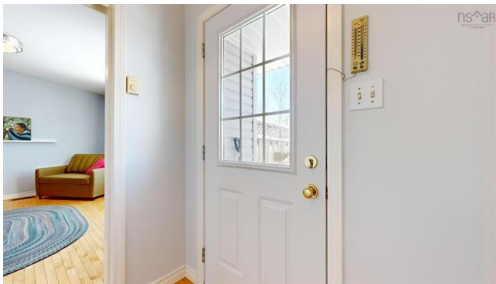
Listed [Red Door Realty\(Lunenburg\)](#)

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # [202502460](#)
List Price \$437,500
Status: ACT
Class: RE

Address 274 Wolff Avenue
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.

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Address 274 Wolff Avenue



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