



Price:	<b>\$325,000</b>	MLS® #:	<b>60052131</b>
Status:	<b>Active</b>		
Legal Descr.: <b>TOWN OF LUNENBURG</b>			
Address: <b>294 VICTORIA RD</b>			
City: <b>LUNENBURG, B0J 2C0</b>			
Side of Road:		District:	<b>SS DILUN</b>
Lot Size:	<b>2.62 ACRES</b>	Sub-Dist:	<b>B1</b>
Shore Frontage:		Zoning:	<b>RES</b>
Sq. Footage (MLA):	<b>2,066</b>	Sec. School:	<b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA):	<b>2,066</b>	Elem Schl:	<b>BLUENOSE/SS WALDORF</b>
Building Dimensions:	<b>44.5 X 29.6</b>		
Possession:	<b>NEGOTIABLE</b>		

**Overview** TOWN & COUNTRY! Here's a rare property that truly shares the best of both worlds. Enjoy full municipal services with easy access to town amenities AND a beautifully renovated farmhouse on 2.6 landscaped acres with classic barn and separate garage. The main floor of the home features a 'WOW' kitchen perfect for large family gatherings, and a flowing living/dining room that wraps around a central fireplace fitted with an energy-efficient wood insert. Also on the main level are generous front and back foyers with built in storage, a small office, convenient half bath with laundry, and a charming sunroom just off the kitchen. Upstairs, find 3 good sized bedrooms and a full bath. Hardwood & softwood floors throughout, new windows, heavy trim and crown moldings. Forget you're minutes from downtown when you're on your house-wide back deck enjoying the pastoral setting, there's even a babbling brook at the back of the property! Paved circular drive links the house with the barn and garage.

**Directions** Town of Lunenburg, corner of Victoria Rd and Centennial Ave. Just past Save Easy, Irving and Lunenburg Hardware as you head out of town towards Bridgewater. Realty sign posted.

Type:	<b>Single Family</b>	Heating:	<b>Oil, Wood, Forced Air</b>	Exterior:	<b>Vinyl</b>
Style:	<b>2 Storey, Detached</b>	Garage Type:	<b>Detached, Single, Other</b>	Driveway:	<b>Circular, Paved</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundation:	<b>Concrete, Undeveloped, Stone</b>
Property Size:	<b>1.0 -2.99 Acres</b>	Sewer:	<b>Municipal</b>	Features:	<b>Deck/Patio, See Remarks</b>
Land Features:	<b>Cleared, Level, Stream/Pond, Landscaped</b>	Services:	<b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof:	<b>Asphalt Shingle</b>
Access/View:	<b>Access: Year Round Road</b>	Rental Equipm.:	<b>None</b>	Flooring:	<b>Carpet, Hardwood, Softwood</b>

**Inclusions** Fridge, Stove, Dishwasher, Washer & Dryer  
**Exclusions** Mirror Coat Rack in Front Foyer

Bedrooms:	<b>3</b>	Sign:	<b>Yes</b>	HST:	<b>NO</b>	Garage:	<b>Yes</b>	Gar.Details:	<b>DETACHED</b>
Bathrooms:	<b>1 \ 1</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>				<b>20.5 X 12.5</b>
Rental Income:	<b>NO</b>	Road:	<b>Public</b>	Matrim.:					<b>PLUS BARN</b>
Building Age:	<b>OL</b>	CSA #:	<b>0</b>	Serial #:	<b>0</b>	Water Access:	<b>No</b>	Water:	<b>42.8 X 24.9</b>
		Migrated:	<b>No</b>					Building Colour:	<b>WHITE</b>

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	26 X 14	MAIN FLOOR	DEN/OFFICE	11.5 X 5
MAIN FLOOR	LIVING ROOM	22 X 9.3 + 11 X 11.5	MAIN FLOOR	OTHER	MUD ROOM 7.8 X 4.8
MAIN FLOOR	DINING ROOM	10.9 X 10.5	2ND FLOOR	MASTER BEDROOM	14.2 X 11.2
MAIN FLOOR	OTHER	SUN ROOM 10.8 X 7.3	2ND FLOOR	BEDROOM	12.10 X 12.8
MAIN FLOOR	FOYER	14 X 12.8	2ND FLOOR	BEDROOM	10.4 X 14 LESS JOG
MAIN FLOOR	LAUNDRY	+ 1/2 BATH 10.1X4.10	2ND FLOOR	BATH (# pieces 1-6)	7.4 X 4.4

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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 Website: <http://OceanHomesNovaScotia.com>  
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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