

294 Victoria Rd, Lunenburg



 60052131

File# 657

Town & Country!

\$325,000.00 CAD

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.

Listing Agents

Cindy Dial P: 902-640-3355 C: 902-298-0332 E: cindy@coastalwindsrealty.com

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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. Look for the Coastal Winds Realty sign!



www.CoastalWindsRealty.com

info@coastalwindsrealty.com

Lunenburg Waterfront Office

123 Bluenose Drive
Lunenburg, NS B0J 2C0
P: 902-640-3355
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Musquodoboit Harbour Office

11 East Petpeswick Road, Musquodoboit Harbour
Musquodoboit Harbour, NS B0J 2L0
P: 902-889-2132
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Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: c. 1900

Lot Size: 2.62 acres

Dimensions: 44'5 x 28'6

Zoning: Residential

Assessment: \$199,200 (2012)

Taxes: \$2,548 (2012)

Style: 2 Storey

Bedrooms: 3

Bathrooms: 1.5

Flooring: Hardwood, Softwood, Carpet

Heating: Oil-fired Hot Air, Wood-burning Insert

Water: Municipal

Sewer: Municipal

Parking: Circular Paved Driveway

Garage: Single Detached (20'5 x 12'5)

Services: Electricity, Phone, Cable, High Speed Internet

Rooms

Kitchen: 24' x 14' (Main)

Living Room: 22' x 9'3" + 11' x 11'5" (Main)

Dining Room: 10'9" x 10'5" (Main)

Sun Room: 10'8" x 7'3" (Main)

Foyer/Hall: 14' x 12'8" (Main)

Laundry/Half Bath: 10'1" x 4'10" (Main)

Office: 11'5" x 5' (Main)

Mudroom: 7'8" x 4'8" (Main)

Master Bedroom: 14'2" x 11'2" (2nd)

Bedroom: 12'10" x 12'8" (2nd)

Bedroom: 10'4" x 14' (less jog) (2nd)

Bath: 7'4" x 4'4" (2nd)