

294 Victoria Rd, Lunenburg



Town & Country!

\$299,000

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.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: c. 1900
Lot Size: 2.62 acres
Floor Space: 2,066 sq ft
Bedrooms: 3
Bathrooms: 1.5
Flooring: hardwood, softwood, carpet
Heating: oil-fired forced hot air, wood-burning insert
Water: municipal
Sewer: municipal
Parking: circular paved driveway
Garage: Single Detached (20'5 x 12'5)
Outbuildings: Barn (42'8 x 24'9), Potting Shed/Greenhouse
Taxes: \$2,548 (2012)

Rooms

Kitchen: 26' x 14' (Main)
Living Room: 22' x 9'3" + 11' x 11'5" (Main)
Dining Room: 10'9" x 10'5" (Main)
Sunroom: 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)

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!