

222 Kissing Bridge Rd, Lunenburg



Like an English Cottage!

\$199,500

"Kissing Bridge Road"...an address that befits its setting! Like an English Cottage this charming home is surrounded by flowering shrubs & perennials on a quiet country road. Yet, this property sits a mere stone's throw from town and even enjoys a view of the majestic Lunenburg Academy. The cozy home features 2 main floor Bedrooms, 2 full Baths, newly refinished hardwood floors that gleam in sunlight pouring in through large windows, and wide arched doorways that create a bright living space with nice flow through principal rooms. A finished walk-up attic is the perfect 3rd Bedroom, Office, Den or Studio space. The partially finished lower includes Laundry and luxurious 4-piece Bath. The home is fully insulated with newer windows and toasty woodstove for comfort and efficiency. Outside, find a compact but lovely landscaped lot with large back deck off the Kitchen...the perfect spot to enjoy summer afternoons watching the kids get 'played-out' on the marvelous play structure/swing set. But that's not all...a fabulous 2-storey garage with finished loft space completes this pretty picture.



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Listing Agents

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Property Highlights

Age ±: approx. 60 years
Lot Size: 15,069 sq ft
Style: 1 Storey (w/ finished attic)
Floor Space: 1400 sq ft
Bedrooms: 2
Bathrooms: 2
Flooring: hardwood, softwood, laminate
Heating: oil-fired forced hot air, electric baseboards
Water: drilled well
Sewer: septic
Parking: gravel driveway
Garage: detached, single w/ finished loft, wired (24 x 16)
Services: electricity, phone, cable, high-speed internet
Features: back deck, heat recovery ventilator (HRV), children's play structure
Fireplace/s: woodstove
Assessment: \$214,600 (2015)
Taxes: \$1,803 (2015)

Rooms

Living Room: 13.5 x 11.6 (Main)
Dining Room: 11.4 x 9.7 (Main)
Kitchen: 11.9 x 11.9 (Main)
Bath (4-pc): 7.5 x 5 (Main)
Master Bedroom: 21.7 x 11.6 (less jog) (Main)
Bedroom: 11.4 x 10.10 (Main)
Foyer/Hall: 27.6 x 3.7 (Main)
Den/Office: 17.6 x 8.6 (plus jog) (2nd)
Bath (4-pc): 9 x 8.8 (Lower)
Laundry: 10.3 x 9.9 (plus jog) (Lower)
Utility/Storage: (Lower)
Garage Loft Studio: 16 x 21 (2nd)

Directions

Coming from Mahone Bay (via Hwy 3) or Halifax (via Hwy-103 & Hwy-324), follow Hwy-332 East towards Blue Rocks. Turn left onto First Peninsula Rd and immediately veer left onto Kissing Bridge Road and continue 200 meters to civic #222, driveway on your right. Look for the Coastal Winds Realty sign!