

Client View - Residential



MLS #	202421199	# of Beds	4
PID #	60719408	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	11437 Highway 3 Centre NS B0J 2C0	Total Fin SqFt (TL)	2,043
		Square Footage (1,312
County	LUNENBURG	Building Dimensic	46.6 x 28.4
Type	Single Family	Lot Size	
Style	Detached	Waterfront	N
Waterfront	N	Garage	Y
Frontage		Garage Details	built-in, single, wired
Prop Knwn As/Bdy of W		Restr/Prot Covenants	N
		Parking Details	gravel driveway
		New Construction	N
		Construction Status	
		Zoning	NA
		Rental Incorr	

Listing Price \$428,500

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

From Lunenburg: Follow Highway-3 toward Bridgewater. 500m past the intersection with Hwy-332 look for the driveway for civic #11437 on your left. Realty sign

Property Overview

'OUTTA SIGHT'...but definitely not 'FAR OUT'!!! -- Hippie Lingo aside...this charming bungalow does enjoy a setting that allows you to hide away, yet not feel remote or isolated. The nicely treed lot is set well off the road and the home sits elevated on a small knoll, nestled amongst mature evergreens. You'll get to enjoy nature and feel as if you're miles from the craziness of town living, but be comforted in knowing that when you do need to Go-to-Town, all the services, amenities, and attractions of popular and bustling Lunenburg are only 3 minutes down the road. The 2000+ sq ft bungalow offers 3 bedrooms and a large family bath on the main level, a sunny living room with woodstove, and a nicely appointed kitchen with dining room that opens to a large covered deck at the back of the house. Downstairs, there's an additional bedroom ideal for the teen or visiting guests, with its own full bath, and a private ground-level entry just down the hall. Also on the lower level is laundry, storage and utilities, plus access to the built-in garage with workshop space at the rear. The fenced back yard is great for the dog, or to keep the deer out of the garden, and a handy garden shed provides storage for your yard and garden equipment. Year-round and economical comfort is provided by a mini-split heat pump working with the LifeBreath Clean Air Furnace, and a toasty wood-burning fireplace in the Living Room. All-in-All, this could be the perfect Pad for you. Groovy, Can you Dig it?

Room Sizes

Living Room	Main Floor	19.11 x 11.10 less jog	Foyer	Lower Level	15.2 x 3.7
Dining Room	Main Floor	11.8 x 10.5	Laundry	Lower Level	8.5 x 6.3
Kitchen	Main Floor	11.3 x 10.7	Storage	Lower Level	7.2 x 6.10
OTHER	Main Floor	Pantry - 4.8 x 3.1	Workshop	Lower Level	Garage - 44.2 x 10.6 + 8.3 x 4
Primary Bedroom	Main Floor	14.10 x 11.3			
Bedroom	Main Floor	11.10 x 10.9			
Bedroom	Main Floor	11.10 x 8.9			
Bedroom	Main Floor	11.3 x 8.5 less jog			
Bath 1	Lower	10.9 x 10.4			
Bedroom	Level	6.9 x 6.6			

Condo

Mobile/Mini

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		

BUILDING STYLE	Bungalow
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Full, Partially Developed, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Vinyl
ROOF	Metal
FLOORING	Ceramic, Laminate, Tile
HEATING/COOLING TYPE	Fireplace, Forced Air, Heat Pump -Ductless, Other, Ductless Cooling
FUEL TYPE	Electric, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet,

GARAGE	Single, Built-In, Wired
DRIVEWAY /PARKING	Gravel
STRUCTURES	Deck, Shed
FEATURES	Central Vacuum, HRV (Heat Rcvry Ventln), Wood Fireplace
APPLIANCES INCLUDED	Central Vacuum, Cooktop, Oven, Dishwasher, Dryer, Freezer - Chest, Microwave Rng Hd Combo, Refrigerator, Water Softener
RENTAL EQUIPMENT	None
LAND FEATURES	Level, Partially Fenced, Sloping/Terraced, Wooded /Treed, Year Round Road



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 # [202421199](#)
List Price \$428,500
Status: ACT
Class: RE

Address 11437 Highway 3
Community CENTRE
Province NS
Postal Code B0J 2C0

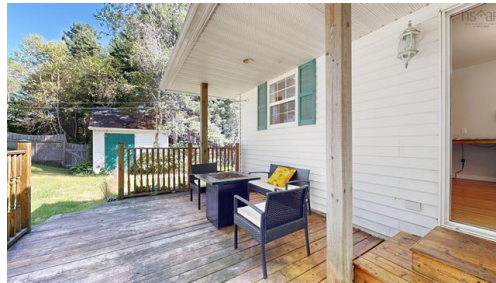
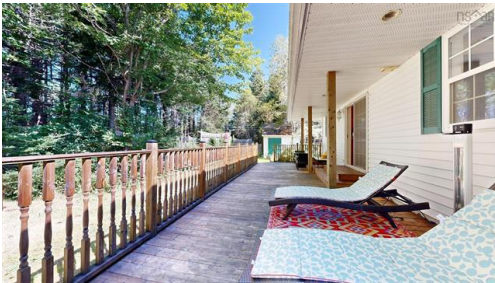
Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.

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Address 11437 Highway 3



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Address 11437 Highway 3



