

Client View - Residential



MLS #	202416840	# of Beds	3
PID #	60672425	Primary On Main Floor?	Yes
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building	1 ⁺ Year Built Unkn
Address	22 Hebb Street Lunenburg NS B0J 2C	Total Fin SqFt (TL)	1,957
County	LUNENBURG	Square Footage (1,053
Type	Single Family	Building Dimensic	48.4 x 33.4 less jogs
Style	Detached	Lot Size	
Waterfront	N	Garage	Y
Frontage		Garage Details	attached single, wired, heated
Prop Knwn As/Bdy of W		Parking Details	paved double driveway
Restr/Prot Covenants	Y	Zoning	RES
New Construction	N	Rental Incorr	
Construction Status			

Listing Price \$555,000

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

Town of Lunenburg: From Victoria Rd, turn onto James Rd, the left onto Hebb St and watch for civic #22 on your right. Realty sign posted.

Property Overview

LIVING ON EASY STREET! -- Well, it's actually "Hebb Street", but you'll feel life is easy if you make this your home which is all about comfort and worry-free homeownership. Built in 2010, the home shows like brand new and has enjoyed impeccable ownership over its 14 years showing virtually no wear! The home's bright & cheery interior features an open concept main living area under a vaulted ceiling, with hardwood floors and high quality custom blinds throughout. In the summertime, the generous main living area extends to the outdoors via patio doors opening to a large 2-tiered deck. Live on one level with 2 good sized Bedrooms plus full bath & laundry on the main level. The fully finished lower level provides additional living space with a massive Family Room along with a 3rd Bedroom & another full bath. Enjoy year-round comfort with the ductless heat pump on the main level for efficient heat & cooling, and feet warming in-floor hot water radiant heating on the lower level. The extra long, extra high, attached garage has a handy workshop area at the back with access to the back yard. Outside, there's a double paved driveway and immaculate low-maintenance landscaping frames the house with a pretty stone patio at the front and perennials, grasses & flowering shrubs extending around the side & back of the home. Enjoy the benefits of a modern, low maintenance home and a quiet neighbourhood walking distance to the sights & attractions of Lunenburg's historic Old-Town & the famous waterfront. The kids can even walk to school, the community centre & playing fields, and you can

Room Sizes

Living Room	Main Floor	17.5 x 13.5 + jog	Storage	Lower Level	25.7 x 5.10
Dining Room	Main Floor	12.8 x 9.10 + jog			
Kitchen	Main Floor	12.4 x 9.5			
Primary	Main Floor	12.1 x 11.2			
Bedroom	Main Floor	12.3 x 10.2 + jog			
Bedroom	Main Floor	12.2 x 6.8			
Bath 1	Main Floor	6.4 x 5.7			
Foyer	Lower	23 x 14 + 10.10 x 7.5			
Family Room	Level	13.10 x 10.9 +/- jogs			
Bedroom	Lower	9.6 x 6.1			

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	Split Entry, 2 Level
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Fully Developed
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Vinyl
ROOF	Asphalt Shingle
FLOORING	Ceramic, Engineered Hardwood, Hardwood, Tile
HEATING/COOLING TYPE	Baseboard, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Ductless Cooling
FUEL TYPE	Electric
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal

GARAGE	Attached, Single, Heated, Wired
DRIVEWAY	Double, Paved
/PARKING	
STRUCTURES	Deck, Patio, Shed
FEATURES	HRV (Heat Rcvry Ventln), Gazebo, Central Vac Roughed In
APPLIANCES	Stove, Dishwasher, Dryer, Washer, Microwave Rng
INCLUDED	Hd Combo, Refrigerator
RENTAL	None
EQUIPMENT	
LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
COMMUNITY	Golf Course, Park, Playground, Recreation Center,
FEATURES	School Bus Service, Shopping, Marina, Place of



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 # [202416840](#)

List Price \$555,000

Status: ACT

Class: RE

Address 22 Hebb Street

Community LUNENBURG

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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