

Client View - Residential



MLS #	202422568	# of Beds	3
PID #	60614005	Primary On Main Floor?	No
Add'l PID		Full Baths	1
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building 1:	Year Built Unkn Yes
Address	74 Old Blue Rocks Garden Lots NS B0J 2	Total Fin SqFt (TL)	1,400
		Square Footage (1,400
County	LUNENBURG	Building Dimensic	28.6 x 24.7
Type	Single Family	Lot Size	
Style	Detached	Garage	Y
Waterfront	N	Garage Details	Large Garage/Workshop (40.3 x 24.6) w/ 100Amp
Frontage		Parking Details	gravel driveway with parking
Prop Knwn As/Bdy of W		Zoning	NA
		Rental Incon	
Restr/Prot Covenants	N		
New Construction	N		
Construction Status			

Listing Price \$485,000

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

Located at the eastern edge of Lunenburg, less than 1km from the centre of downtown. Follow Pelham Street out of town. Where Pelham ends at town limits, take

Property Overview

LUNENBURG HOBBY FARM OPPORTUNITY! -- Have you been dreaming of having a few horses?...maybe some goats?...perhaps something more exotic like alpaca? Or is it just some chickens for fresh eggs you seek? What about a bit of cleared land for growing your own food? How about all of the above, and more!! Well, here's a rare find – this is your opportunity to have a tidy Hobby Farm property right at the edge of town! Enjoy the benefits of rural living, without being too far out in the country! The old farmhouse has enjoyed extensive updates & is thoroughly refreshed, meaning you can simply move in and be comfortable. The 1400 sq ft home features a spacious & open living/dining room, a fresh & bright kitchen, main level full bath, and front & back decks to enjoy the country setting & views of the classic red barn at different times of day. Upstairs are 3 bedrooms, including a spacious primary. A multi-zone ductless heat pump w/ 3 heads ensures year-round comfort throughout the house, including the high & dry basement which has been fully insulated. Other recent improvements include electrical upgrades, including new generator panel, updated plumbing, and extensive drainage & landscaping around the house. Four outbuildings include the 6-stall horse barn complete with 1000 sq ft hayloft; a large garage/workshop building that is fully insulated & has its own 100Amp electrical; a large horse shelter in the upper paddock; and a handy little equipment shed. With these versatile buildings the possibilities are endless. The garage would make an ideal shop for any woodworker, or perhaps the perfect spot to

Room Sizes

Living Room	Main Floor	14.9 x 13.5
Dining Room	Main Floor	15.9 x 8.9
Kitchen	Main Floor	14.2 x 11.5
Mud Room	Main Floor	8.10 x 6
Bath 1	Main Floor	8.10 x 4.10
Primary Bedroom	2nd Level	19.4 x 11.3
Bedroom	2nd Level	12.8 x 11.2
Bedroom	2nd Level	11.4 x 10.6

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	2 Storey
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle, Metal
FLOORING	Carpet, Laminate, Vinyl
HEATING/COOLING TYPE	Baseboard, Heat Pump -Ductless, Ductless Cooling
FUEL TYPE	Electric
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet,

GARAGE	Detached, Wired
DRIVEWAY/PARKING	Gravel
STRUCTURES	Deck, Barn, Shed
APPLIANCES	Stove, Dishwasher, Refrigerator
INCLUDED	
RENTAL EQUIPMENT	None
LAND FEATURES	Cleared, Partial Landscaped, Paddock, Partially Fenced, Sloping/Terraced, Year Round Road
COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddenrealty.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 # [202422568](#)
List Price \$485,000
Status: ACT
Class: RE

Address 74 Old Blue Rocks Road
Community GARDENLOT
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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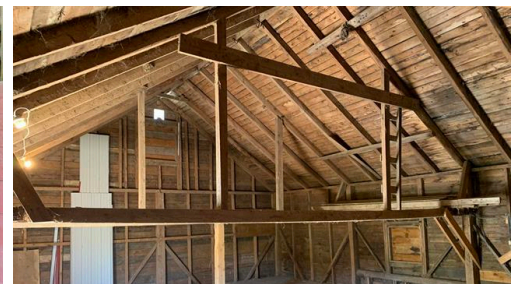
Address 74 Old Blue Rocks Road



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