

# 11437 Highway 3, Centre - Lunenburg



MLS® 202421199

**'Outta Sight'...but definitely not 'Far Out'!!!**

**\$428,500**

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 foot 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?



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## Property Highlights

**Age ±:** 2002  
**Lot Size:** 53,088 sq ft (1.22 acres)  
**Style:** Bungalow  
**Floor Space:** 2043 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Flooring:** laminate, ceramic tile  
**Heating:** LifeBreath Clean Air Furnace, Ductless Heat Pump, Wood Fireplace  
**Water:** drilled well  
**Sewer:** septic  
**Parking:** gravel driveway  
**Garage:** built-in single  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** induction cooktop, central vac, large deck  
**Fireplace/s:** wood-burning fireplace  
**Outbuildings:** garden shed (17.10 x 12.4)  
**Taxes:** \$3354 (2024)

## Rooms

Living Room: 19.11 x 11.10 less jog (Main)  
Dining Room: 11.8 x 10.5 (Main)  
Kitchen: 11.3 x 10.7 (Main)  
Pantry: 4.8 x 3.1 (Main)  
Master Bedroom: 14.10 x 11.3 (Main)  
Bedroom: 11.10 x 10.9 (Main)  
Bedroom / Office: 11.10 x 8.9 (Main)  
Bath (4-pc): 11.3 x 8.5 less jog (Main)  
Bedroom: 10.9 x 10.4 (Lower)  
Bath (3-pc): 6.9 x 6.6 (Lower)  
Foyer/Hall: 15.2 x 3.7 (Lower)  
Laundry Area: 8.5 x 6.3 (Lower)  
Storage: 7.2 x 6.10 (Lower)  
Garage / Workshop: 44.2 x 10.6 + 8.3 x 4 (Lower)

## Listing Agents

**Cindy Dial** C: 902-298-0332  
E: cindy@reddoorrealty.ca

**Adam Dial** C: 902-298-0336  
E: adam@reddoorrealty.ca

**Directions**

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