



Price: \$280,000 Status: Active	MLS® #: 60186897 PAN #: 04292081 File #: 2010195881
Legal Descr.: Address: 3683 NO 332 RTE City: RIVERPORT, B0J 2X0	
Side of Road: Lot Size: 1.17 ACRES Shore Frontage: Sq. Footage (MLA): 3,000 Total Fin SqFt.(TLA): 3,000 Building Dimensions: 20 X 69 + 6 X 34 IRREGULAR	District: SS DILUN Sub-Dist: B3 Zoning: NONE Occupancy: Owner Sec. School: Elem Schl:
List.Date: 04-APR-2011	Possession: 30 DAYS

Directions Take Highway 332 from Lunenburg to Riverport. Property on left side just after entering village.
Show.Instr. Contact LBO
Int. Photos Allowed NO

Type: Single Family Style: 2 Storey, Detached Title to Land: Freehold Property Size: 1.0 -2.99 Acres Land Features: Cleared, Partial Landscaped Access/View:	Heating: Oil, Hot Water, Radiant Garage Type: None Water: Drilled Well, Well Sewer: Other Services: Electricity, Telephone Rental Equipm.: None	Exterior: Shingles Driveway: Double, Paved Foundation: Concrete, Undeveloped, Full Features: Deck/Patio, Ensuite Roof: Asphalt Shingle Flooring: Hardwood, Ceramic/Marble
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Inclusions Washer, dryer, stove, fridge.
Exclusions
Remarks This big, bold and beautiful 1920 home is located in Riverport about 15 minutes from Lunenburg. Over the years it has remained relatively unchanged, until recently, when the present owners renovated, and restored this grand residence from the ground up. The original interior layout had 2 kitchens, 2 pantries and 2 diningrooms making this an ideal home for those considering a B & B or who require space for a home office or studio. The original full front deck is presently being rebuilt, and stretches across the entire front overlooking the water. There is a large livingroom and diningroom and a brand new kitchen with working pantry. A new bath and mudroom entry complete one side of the house. On the other side of the house is another large parlour room and 3 additional rooms. Upstairs, there are 3 large bedrooms, a laundry room, a 4 piece bathroom and the master bedroom. The exterior cedar shingles were primed and painted in the fall. Room sizes for second floor available.

Bedrooms: 4 Bathrooms: 2 \ 2 Rental Income: POTENTIAL Building Age: 88	Sign: No Lockbox: Yes Road: Public CSA #: 0 Migrated: Yes	HST: Yes PCDS: Yes Matrim.: Serial #: 0	Garage: No Water Access: No	Gar.Details: NONE Water:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	16.4 X 11.10	MAIN FLOOR	FAMILY ROOM	14.2 X 11.1
MAIN FLOOR	OTHER	PANTRY 10.9 X 6.6	MAIN FLOOR	REC ROOM	11.10 X 16.4
MAIN FLOOR	OTHER	MUDRM 6.6 X 7.2	MAIN FLOOR	OTHER	MUDRM 6.6 X 7.2
MAIN FLOOR	BATH (# pieces 1-6)	2 PCE	MAIN FLOOR	STORAGE	10.9 X 6.6
MAIN FLOOR	DINING ROOM	14.2 X 11.1	MAIN FLOOR	FOYER	15.1 X 6.6
MAIN FLOOR	LIVING ROOM	15 X 13	2ND FLOOR	MASTER BEDROOM	16.3 X 13 + 8 X 5.4
MAIN FLOOR	DEN/OFFICE	STUDY 15 X 3	2ND FLOOR	BATH (# pieces 1-6)	12.5 X 7.4

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Seller Name: **JOHN FLETCHER** Home Tel.: Bus.Tel.:
 Seller Name: **VERA KLOKOCA** Home Tel.: Bus.Tel.:

Listing Office: **MBA COUNTRY REAL ESTATE BROKERS LTD - A658** Listing Agent: **RICHARD MATHESON** **902-582-3969**
902 582-3969

SP: **2.5%**

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