

\$349,999 - 69 Knickle Road, Lunenburg

MLS® #202305109

\$349,999

4 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.62 Acres

B1, Lunenburg, NS

A Dutch Colonial, circa 1940, will work its charms the moment you walk through the door. If a traditional time-honored construction and floor plan, and old fashioned trim and seasoned hardwood floors speak to you, this affordable, vintage home may be the one you have been watching for. Well cared for, the house lends its rear view over former pasture land and old orchards on an elevated large lot - sited on a quiet road across from the recreational fields of the Bluenose Academy. A bright, cheerful kitchen and dining room open to a living room with views over an open field across the road. A newer, main floor primary-suite-addition, built in 2010, provides a large bedroom, full bath and generous storage for one floor living. Alternatively, it could also be used as a spacious, light-filled family room. The second level has the second family bath and features three cozy bedrooms in the gables, each featuring solid hardwood floors. A large covered porch at the front of the house is the perfect respite to close a summer day when it comes time to put up one's feet and watch the sun set to the west. The backyard and generous deck, offers a second outdoor entertainment space for family get-togethers. A spacious mowed lawn to the rear of this home is ideally suited to gardening or as a secure play-yard for children. A detached single garage at the end of a paved driveway would provide storage for Dad's prized vehicle, or maybe Mom has a workshop in mind. A metal roof was installed on the house and garage in



2017. This property would make an ideal location for a young family or two "empty nesters". A new school, arena, tennis courts, bowling alley, year-round farmers' market, grocery store, liquor store, hardware store, service garage and Tim Horton's are a convenient walk or minutes drive away. This home is less than a ten minute walk to the ocean fronting "one of the most beautiful small towns in Canada".

Built in 1940

Essential Information

MLS® #	202305109
Price	\$349,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.62
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 28th, 2023

Community Information

Address	69 Knickle Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B1
City	Lunenburg
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	1
Parking	Detached, Single, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Dishwasher, Dryer, Washer
Heating	Baseboard, Forced Air, Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	Res
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Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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