



DUCKWORTH REAL ESTATE

Cape in the Old Village of Kingsburg



Price - \$254,900

Upgraded 4 BR, 1 bath Cape Cod house, with wired outbuilding on 1 acre, with views of the ocean and Kingsburg Pond. Good condition. High speed internet. Drilled well. Original pine wainscoting, chair rails and trim. Country kitchen/dining area. Large Living Room. Adequate extra space for a second bathroom on the second floor. Surrounded by properties worth at least \$400,000. 2 minute stroll to Kingsburg Beach. 2 minute drive to Hirtle's Beach. 20 minutes from the great restaurants, shops, cultural activities, art galleries, golf course, medical facilities and Victorian charms of Old Town Lunenburg, a UNESCO World Heritage Site. During the summer, the property could rent out for +/- \$1,500/week. Taxes +/- \$2,100/yr. Currently occupied by a family of 5.

Reference Number: P-0278

MLS: 5208198

Address: 17 Mosher Road, Kingsburg

Directions: Drive to Kingsburg, take a left at Mosher Road, and the property is the third house on the left.

Building Size: +/- 1,700 sq.ft.

Land Size: 43,380 sq. ft.

Waterfront: Oceanview

Bedrooms: 4

Bathrooms: 1 full bathroom

Laundry Facilities: Yes

Other Buildings: Two storey wired outbuilding – 22' x 19'

Fireplace: Wood stove in kitchen/dining room

Age: +/- 200 years old

Room Sizes: MAIN FLOOR: Living Room - 16 X 12; Kitchen/Dining - 17 X 17; Office - 10 X 8; Bathroom - 9 X 8; Bedroom - 10 X 9. SECOND FLOOR: Master Bedroom - 24 X 11; Bedroom - 13 X 13; Bedroom - 12 X 11.

Exterior: Wooden Shingles

Basement: Stone foundation

Driveway: Gravel

Water: Dug and Drilled well

Sewer: One-site septic system installed in 1992

Heating: Oil fired hot air system

Hot Water: Electric

Electric Service: 100 amps

Features: Large front deck with great ocean view. Hear the surf. Kingsburg's beaches are only a stroll away. Very affordable. House has been upgraded over the years and is in excellent condition. Good sized two storey wired outbuilding..

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