


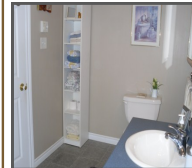
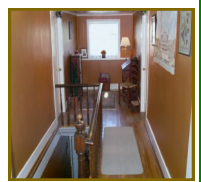
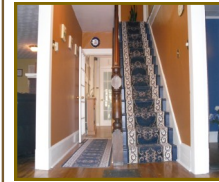


**4 bdrm home: 2,760 sf (30x30 x 2 + bsmt 960)**  
**Potential for 6 offices**  
 2 storey with **Accessible** front door, 30ft covered verandah.   
 Bsmt-20 inch stone walls.  
 Oil Furnace & Hot water

**\$449,999. Private Sale**  
**Owner: Diana Read-Miedema**  
**20 Willow St, Truro NS, B2N 4Z4**

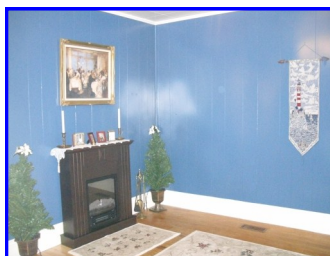
Total Living & Storage 4,296 sq ft  
**Potential for 7 Offices, Boardroom, Locked Storage, Staff Kitchen, 2 Bath**

- Large lot 0.33 acres, high-traffic
- ◆ Near golf, banks, stores, churches, \$180M Hospital, \$50M Civic Center
- ◆ Paved parking, 9 cars, landscaped
- ◆ **R6:** Offices, Café, B&B, Gallery
- ◆ **10% Commercial:** Sign, 2 cars at front
- ◆ Accessible Entrance at front Door



**#1 PREMIER OFFICE**

*Currently used as Living Room*  
 1st fl: LR (Parlour Gold)  
 319 sf (28x11.4) length of house  
 Electric fireplace, 2 doorways  
 3 Windows + 1 small window for foyer

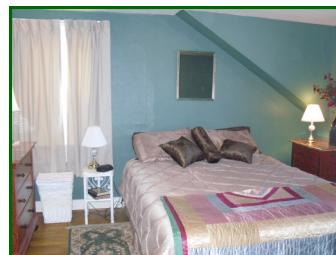


**#2 FRONT OFFICE**

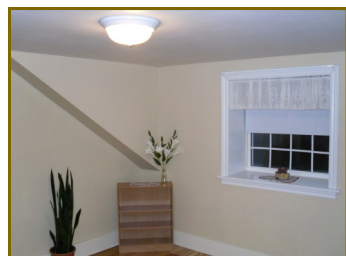
*Was used as Dining Room*  
 1st floor: (Bluenose Blue)  
 150 sf (13.2x11.4)  
 2 doorways—front foyer & kitchen, 1 Window



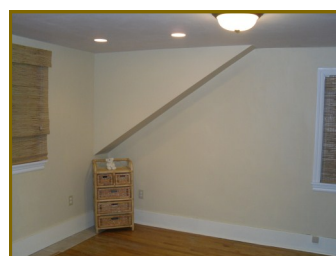
**#3 NW OFFICE**  
 2nd floor Back/Lofts (Yorkville Beige)  
 2 Windows. Closet  
 1 Hall door  
 Adjoins #3



**#4 SW OFFICE**  
 2nd floor Back/Driveway (Meadow Green)  
 2 Windows  
 Large Closet  
 1 Hall Door  
 Next to Bathroom



**#5 NE OFFICE**  
 2nd floor front/Lofts (Yorkville Beige)  
 2 Windows  
 Closet adjoins with #1  
 1 Hall Door



**#6 SE OFFICE**  
 2nd floor front/driveway (Yorkville Beige)  
 2 Windows, Closet  
 1 Hall Door  
 Bamboo Blinds



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**20 Willow St, Truro NS, B2N 4Z4**

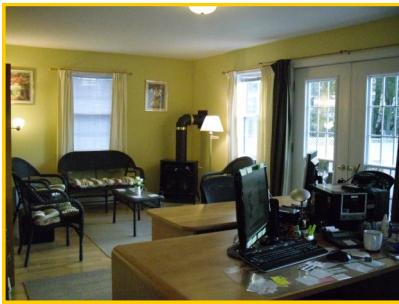


**2003 Addition at back**  
**1,536 sq ft (32x24)**

Heat: Electric with own  
 200 amp + Propane.  
 Utility Rm has Venmar.  
**Potential: 1 Office,**  
**Boardroom, Storage**

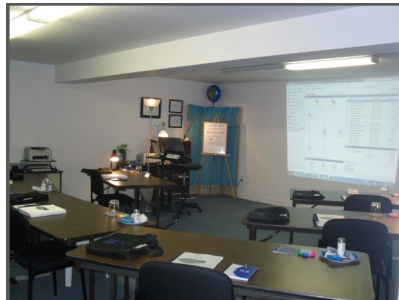
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*Currently an Accounting Office + Library*  
**Ideal Boardroom, Classroom**

Main + Dining Nook (Summerhouse yellow)  
**Main Room:** 156 sq ft (13 x 12)  
 Beautiful suite with double-door entry leading onto back deck and rear parking lot. It has a cozy propane fireplace. 2 windows + doors  
**Dining Nook:** 157 sq ft (9.5 x 16.5)  
 Cherry cupboards above and below, spacious countertop, microwave, bar fridge. 2 windows



*Currently a Classroom & Boardroom.*  
 62 sq ft (21 x 22)

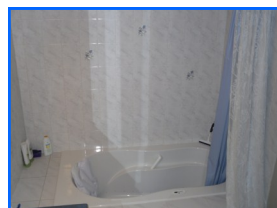
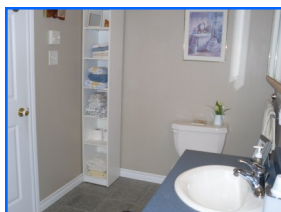
**Ideal secure storage room for filing cabinets and supplies.** A table and chairs would be available for review. Locked.



Side Entrance has lit closet, mats, rack, bench.



*Currently a Secure File Rm. Was a bedroom.*  
 156 sf (13x12)  
 (Butter yellow)  
**#7 BACK OFFICE**  
 Double closet has light. Ceiling fan. Window. Across from accessible washroom



Washroom is wheelchair accessible. Air-jet tub  
 63 sq ft, (10.3 x 6)  
 (Yorkville Beige)