

# 109 Brook Street, Lunenburg



MLS® 202225865

## One-Level-Living without Compromise

**\$715,000**

'One-Level-Living' doesn't always mean downsizing or sacrificing the space you want. Take this fabulous property as a prime example. One of the iconic homes of Lunenburg's popular "New Town" district, the stately 2400 s-f foot home has for years been admired by residents & visitors alike. Meticulously maintained inside & out, the impressive home retains much of its original character including solid wood doors with period hardware, numerous built-ins, curved walls, & stunning hardwood floors throughout. You'll love the generous proportions of the rooms...in fact, you'll find that just about every room in the house is over-sized, starting with the sprawling Living Room which features windows on 3 sides and its original wood-burning fireplace. Across the wide hall is the formal dining room with corner cabinet & a swinging butler's door that leads to the spacious kitchen with large breakfast nook, and a handy powder room tucked under the attic stairs. The sleeping spaces are just as generous, with a Primary Bedroom measuring an impressive 19' x 15'. There are 2 additional Bedrooms, one currently serving as a Family Room/Den. The sunny full bath with built-in linen closet completes the picture. But, if you're somehow feeling like you need more living space, the huge walk-up attic with skylights & original eyebrow windows offers potential for another 500+ sq ft to call home. Underneath it all is a massive, high and dry basement with built-in double garage. And talk about curb appeal...situated in a quiet neighbourhood the handsome home sits proudly on its large 1/3 acre corner lot with mature trees. At the back of the house is a large sun-soaked back yard with a perimeter of trees providing just enough privacy but not diminishing the lovely sunshine of the southern exposure.

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### Property Highlights

- Age ±:** c. 1949
- Lot Size:** 13,993 sq ft (.32 acres)
- Style:** 1 storey
- Floor Space:** 2393 sq ft
- Bedrooms:** 3
- Bathrooms:** 1.5
- Flooring:** hardwood, carpet, ceramic tile, linoleum
- Heating:** oil-fired hot water radiators, ductless heat pumps
- Water:** municipal
- Sewer:** municipal
- Parking:** double paved driveway
- Garage:** double, built-in
- Features:** ductless air-conditioning, walk-up attic (with development potential)
- Fireplace/s:** wood-burning
- Zoning:** Residential

### Rooms

- Living Room: 22 x 19 (Main)
- Dining Room: 13.11 x 13.10 (Main)
- Kitchen: 14.2 x 12.3 + 9.2 x 6 (Main)
- Breakfast Nook: 9 x 8.11 (Main)
- Bath (2-pc): 5 x 2.8 (Main)
- Foyer/Hall: 27.8 x 5 plus jogs (Main)
- Front Porch: 7.10 x 4.8 (Main)
- Back Porch: 8.4 x 5 (Main)
- Master Bedroom: 19 x 15.2 (Main)
- Bedroom: 13.7 x 13.5 (Main)
- Bedroom / Den: 15.11 x 14 (Main)
- Bath (4-pc): 11.7 x 8.2 less jog (Main)
- Walk-up Attic / Storage: 25 x 20.10 (2nd)
- Basement / Storage: 40.10 x 33.10 + 22.2 x 7.6 plus jogs (Lower)
- Built-in Garage: 21.10 x 18 + 11.5 x 10.8 (Lower)

### Listing Agents

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**Directions**

Lunenburg "New Town" at the corner of Brook and Churchill Streets. Look for the Red Door Realty sign!