



MLS Client View - RESIDENTIAL

MLS #	201611244	Number of Bedrooms	4
PID #	60060258	Master On Main Floor?	
Additional PID	Yes	Full Baths	2
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	1813
Listing Price	\$165,000	Total Fin SqFt (TLA)	3,400
Selling Price		Square Footage (MLA)	3,400
Address	135 Townsend Street	Building Dimensions	31.7 x 29.9 + 33.3 x 13.9
Address 2		Lot Size	5665 sq ft (3 parcels)
Community	Lunenburg	Garage	No
District	405-Lunenburg County	Waterfront	No
Sub-District	B1		
Style	Detached		

Directions to Property

Old-Town Lunenburg: Townsend Street, between King and Prince Streets (just above the Heritage Bandstand). Realty sign posted.

Virt Tour URL



Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Lunenburg Harbour	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	14.9 x 13.7
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	13 x 12.3
Zoning	RES (OTR)	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	13.9 x 12.1
Inclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Bedroom	Main Floor	12.3 x 12
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Bedroom	Main Floor	14.10 x 7.2
Association Fees		Other	South Shore Waldorf School & Kindergarten	Bath 1	Main Floor	7.2 x 5.8 (3-pc)
Condo Corp #		Garage Details		OTHER	Main Floor	11.2 x 9.7 (sitting room)
Monthly Condo Fee		Parking Details	2 gravel driveways, at front and back of property (off Townsend and Fox Streets)	Mud Room	Main Floor	6.7 x 3.8
Condo Fee Includes		Rental Income		Living Room	2nd Level	17.9 x 14.6
		Mini/Mobile CSA /ABS#	Yes	Family Room	2nd Level	24 x 15.5 (less chimney)
		Mini/Mobile Serial #		Kitchen	2nd Level	14.8 x 11.3 + 6.2 x 4.9
				Bedroom	2nd Level	14.4 x 10.2
				Bedroom	2nd Level	13.4 x 7.7
				BATH2	2nd Level	10 x 9.1 (4-pc)
				MUDRO	2nd Level	5.7 x 4.5
				OTHER	3rd Level	Partially finished Attic

Property Overview

"YES & YES" Yes, this one is a big project...and YES, it is priced right to take it on. Part of a historic and impressive streetscape, 135 Townsend is the sole remaining residence on the block still awaiting restoration to its former glory. This stretch of Townsend Street is one of the nicest locations in Old-Town, across from a public green space encompassing the Heritage Bandstand and UNESCO Park, with views down to and across the famous harbour. Built around 1813, this significant early home is well documented in historic photos and would be a worthwhile project (download 'Notes on a Historic Streetscape' below). Many of the original 18th century architectural elements remain, including mantle pieces, woodwork and mouldings, plus the massive central chimney which serves as a dramatic centre piece to a 2nd floor family room/den. There's also tremendous development potential on the 3rd floor if one wanted to finish this interesting space to capitalize on the harbour views. The large property is comprised of 3 separate parcels, totaling 5665 sq ft with street frontage on both Townsend and Fox Streets. Lots of space for landscaping or potential garage or guest house. Even if restoration isn't your ilk, at this price, this property actually makes sense as an income investment. Currently, 135 Townsend functions as a 2-unit income property with two 2-Bedroom apartments. Each unit with separate electrical services and their own oil-fired furnaces.

Property Features

BUILDING STYLE	2.5 Storey	DRIVEWAY/PARKING FEATURES	Double, Gravel
PROPERTY SIZE	Under 0.5 Acres	RENTAL EQUIPMENT	See Remarks
BASEMENT	Partial, Undeveloped	WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
FOUNDATION	Stone	LAND FEATURES	Level
EXTERIOR FINISH	Aluminium Siding	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
ROOF	Asphalt Shingle		
FLOORING	Carpet, Hardwood, Softwood, Vinyl		
HEATING/COOLING TYPE	Baseboard, Furnace, Hot Water		
FUEL TYPE	Oil		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



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RED DOOR REALTY - 16940



List Office

RED DOOR REALTY - 16940

MLS # 201611244

List Price \$165,000

Status: ACT

Class: RE

Address 135 Townsend Street

Community LUNENBURG

Province NS

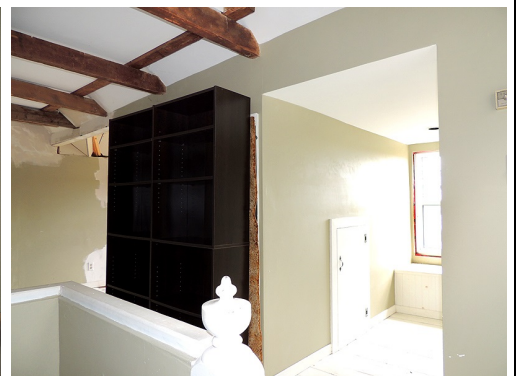
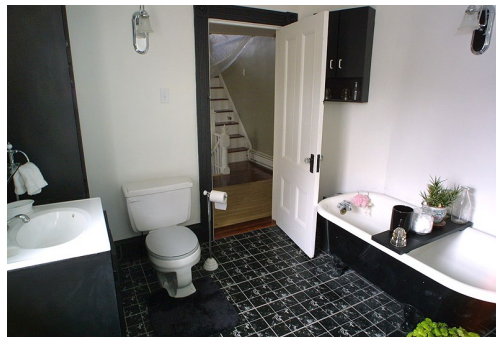
Postal Code B0J 2C0

Listing Office:

RED DOOR REALTY - 16940

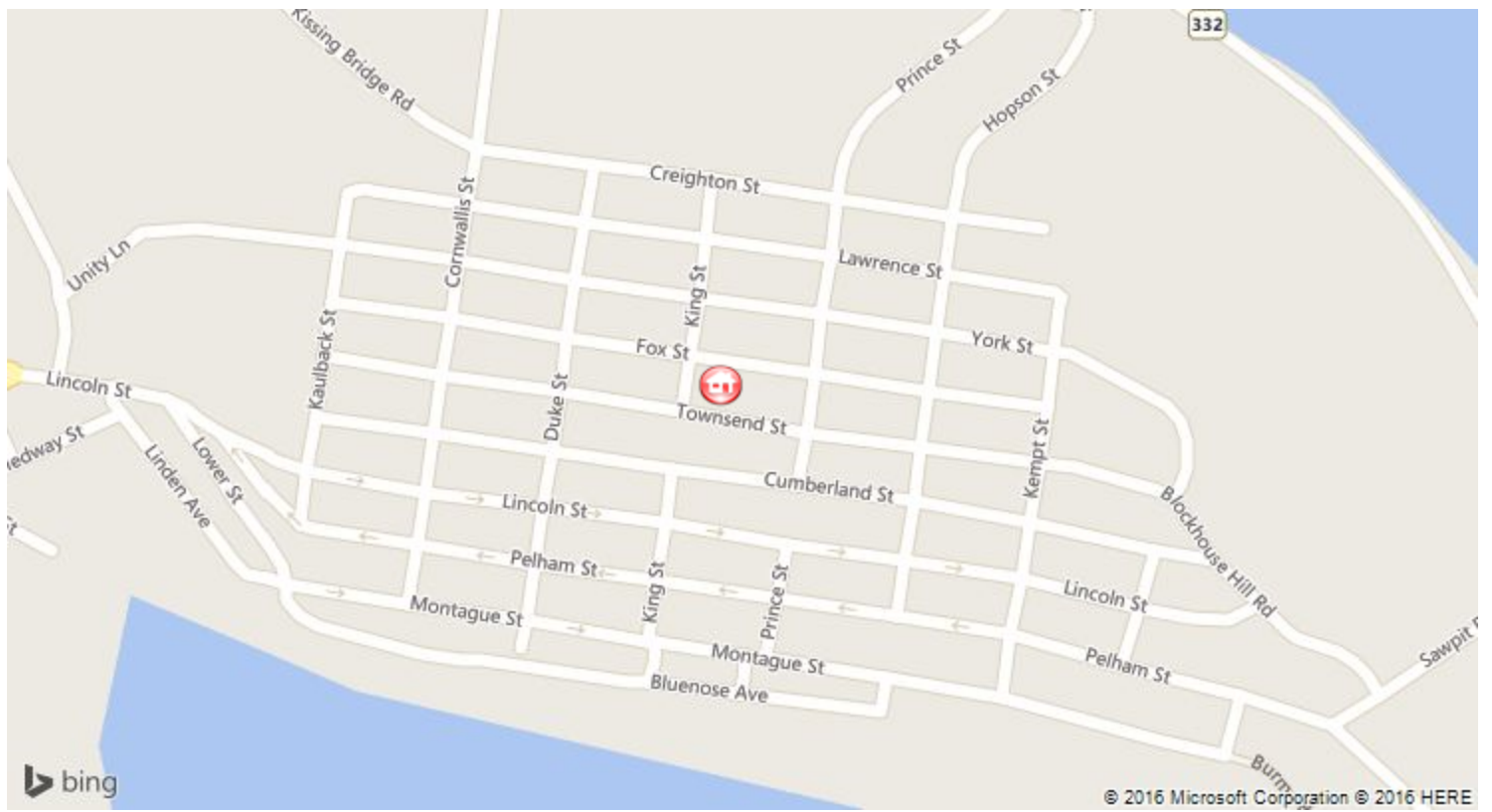


Data provided by the Nova Scotia Association of REALTORS®.



MLS # 201611244

PID # 60060258



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