



MLS Client View - RESIDENTIAL

MLS #	201613005	Number of Bedrooms	3
PID #	60062502	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	130
Listing Price	\$174,900	Total Fin SqFt (TLA)	1,764
Selling Price		Square Footage (MLA)	1,764
Address	196 Pelham St	Building Dimensions	27.9 x 26 + 16.8 x 14.2
Address 2		Lot Size	3,797 sq ft
Community	Lunenburg	Garage	No
District	405-Lunenburg County	Waterfront	No
Sub-District	B1		
Style	Detached		

Directions to Property

Old-Town Lunenburg, at the corner of Pelham and Kempt Streets, one block up from the waterfront. 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 12 plus bay
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	11.6 x 10.7
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Family Room	Main Floor	15.7 x 13.9 less jog
Inclusions	fridge, stove, washer & dryer (included in "as-is" condition)	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	13.9 x 7.10 + 8.8 x 4.6
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Foyer	Main Floor	12 x 6.3
Association Fees		Other	South Shore Waldorf School & Kindergarten	Bath 1	Main Floor	5.10 x 3.10 (2-pc)
Condo Corp #		Garage Details		Master Bedroom	2nd Level	12.2 x 11.2 plus bay
Monthly Condo Fee		Parking Details		Bedroom	2nd Level	13.10 x 9.2
Condo Fee Includes		Rental Income		Bedroom	2nd Level	9.11 x 8.6 plus bay
		Mini/Mobile CSA/ABS#		Bath 2	2nd Level	7.8 x 5.9 (4-pc)
		Mini/Mobile Serial #		Storage	2nd Level	11.4 x 8.10
		Mobile/Leased Land Fees				

Property Overview

Barely a 'coal's throw' from the landmark marine blacksmiths shop that the Walters family operated for more than a century, the family home sits proudly but patiently awaiting restoration. The house is one of several along this stretch of Pelham Street featuring the distinctive double 2-storey bay facade. Though some of the original architectural detail has been lost over the years, the house is a solid 3 bedroom home and offers those with renovation dreams and a modest budget an opportunity to own a piece of Lunenburg history. Sure, the old home needs some TLC, but it would be a worthwhile project with its interesting harbour views, large corner lot and good bones. Well positioned at the eastern edge of Old-Town, just a block up from the harbour, an easy and level walk takes you past interesting and colourful heritage homes to Lunenburg's vibrant waterfront and downtown commercial district. There's no doubt this old ironworker's house offers tremendous potential...the question is, are you ready to 'forge' into the future with this Lunenburg classic?

Property Features

<table border="0" style="width: 100%;"> <tr><td>BUILDING STYLE</td><td>2 Storey</td></tr> <tr><td>PROPERTY SIZE</td><td>Under 0.5 Acres</td></tr> <tr><td>BASEMENT</td><td>Full, Undeveloped, Walkout</td></tr> <tr><td>FOUNDATION</td><td>Stone</td></tr> <tr><td>EXTERIOR FINISH</td><td>Aluminium Siding</td></tr> <tr><td>ROOF</td><td>Asphalt Shingle</td></tr> <tr><td>FLOORING</td><td>Carpet, Linoleum</td></tr> <tr><td>HEATING/COOLING TYPE</td><td>Baseboard, Forced Air, Furnace</td></tr> <tr><td>FUEL TYPE</td><td>Electric, Oil</td></tr> <tr><td>WATER SOURCE</td><td>Municipal</td></tr> <tr><td>SEWAGE DISPOSAL</td><td>Municipal</td></tr> <tr><td>UTILITIES</td><td>Cable, Electricity, High Speed Internet, Telephone</td></tr> </table>	BUILDING STYLE	2 Storey	PROPERTY SIZE	Under 0.5 Acres	BASEMENT	Full, Undeveloped, Walkout	FOUNDATION	Stone	EXTERIOR FINISH	Aluminium Siding	ROOF	Asphalt Shingle	FLOORING	Carpet, Linoleum	HEATING/COOLING TYPE	Baseboard, Forced Air, Furnace	FUEL TYPE	Electric, Oil	WATER SOURCE	Municipal	SEWAGE DISPOSAL	Municipal	UTILITIES	Cable, Electricity, High Speed Internet, Telephone	<table border="0" style="width: 100%;"> <tr><td>GARAGE</td><td>Carport</td></tr> <tr><td>DRIVEWAY/PARKING FEATURES</td><td>Concrete, Single Deck, See Remarks</td></tr> <tr><td>RENTAL EQUIPMENT</td><td>None</td></tr> <tr><td>WATER ACCESS/VIEW</td><td>View: Bay, View: Harbour, View: Ocean</td></tr> <tr><td>LAND FEATURES</td><td>Landscaped, Level, Year Round Road</td></tr> <tr><td>COMMUNITY FEATURES</td><td>Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping</td></tr> </table>	GARAGE	Carport	DRIVEWAY/PARKING FEATURES	Concrete, Single Deck, See Remarks	RENTAL EQUIPMENT	None	WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean	LAND FEATURES	Landscaped, Level, Year Round Road	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
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CYNTHIA DIAL - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



List Office RED DOOR REALTY - 16940

MLS # 201613005

List Price \$174,900

Status: ACT

Class: RE

Address 196 Pelham St

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

RED DOOR REALTY - 16940

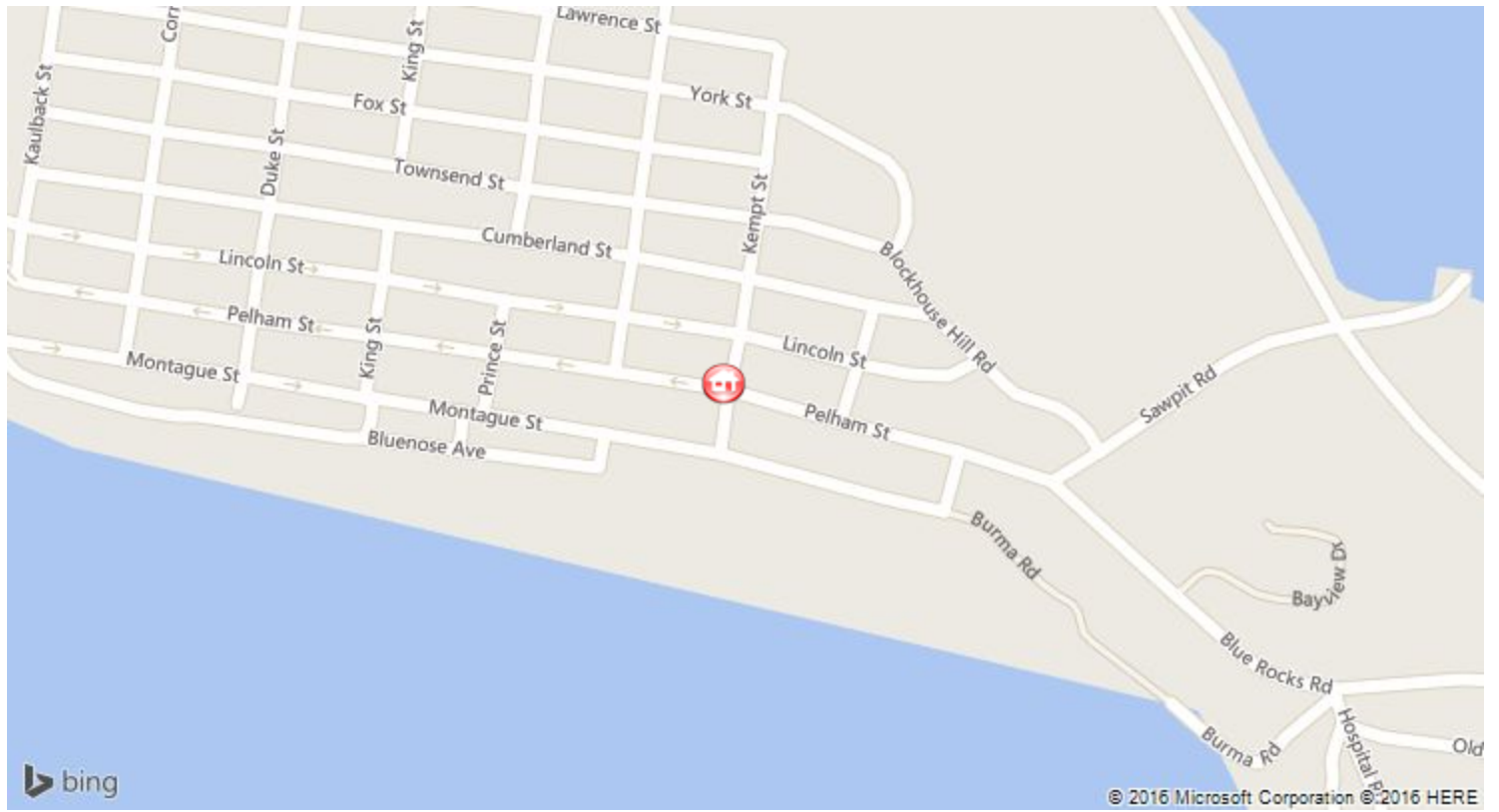


Data provided by the Nova Scotia Association of REALTORS®.



MLS # 201613005

PID # 60062502



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