

Client View - Residential



Listing Price \$275,000

MLS #	201614866	# of Beds	4
PID #	60060340	Master on Main Floor?	
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building	100
Address	75 Townsend Street	Total Fin SqFt (TLA)	2,130
		Square Footage (MLA)	2,130
Community	Lunenburg	Building Dimensions	34.4 x 28.5 + 5.9 x 21 (plus bays)
County	LUNENBURG	Lot Size	4,305 sq ft
Type	Single Family	Garage	N
Style	Detached	Garage Details	
Waterfront	N	Parking Details	flagstone driveway
Frontage		Zoning	OTR (Res)
Prop Knwn As/Bdy of Water:	Lunenburg Harbour	Rental Income	

Directions to Property

Old-Town Lunenburg, Townsend Street between Cornwallis and Duke Streets (directly across from St John's Church). Realty sign posted.

Property Overview

A RECIPE FOR SUCCESS! Having trouble finding the perfect renovated character home in Lunenburg? Here's a thought...convert 75 Townsend St back to a grand single family residence! Here we have all the right ingredients for the ideal home conversion... First, consider the coveted location – fronting on the Church Green of iconic St John's, surrounded by fine homes in an elegant Old-Town neighbourhood known for the sound of church bells on Sundays and the seasonal 'clippity-clop' of horse & buggy tours. The home is ideally situated a comfortable stroll to the waterfront and downtown shops & amenities. Then there are the interesting views over roof tops & church steeples and out to the famous harbour beyond. Now, how about some provenance?... Fortunately, the transition of the Capt Himmelman House to 2 flats years ago was sympathetically done and hardly made an impact on the original character of this fine home with its broad bay windows, colorful stained glass, and beautiful oak woodwork & hardwood floors. It doesn't take much imagination to visualize this as a fabulous family home, with generously proportioned principal rooms, and plenty of space for everyone. If that wasn't enough, take a walk up to the attic to discover an additional 500 sq ft of potential living space with lots of light, interesting angles and magical views from the diamond paned dormer window! And lastly, but perhaps most significantly is the price...which as a starting point, provides lots of room in the budget to make this conversion a financially sound project. Not quite ready to take on the project?...no problem, with a high demand for, but a shortage of long term rentals in Lunenburg, you don't have to start your renovations right away. Buy now and let the 2 income generating units pay for your investment until you're ready.

Room Sizes

Living Room	13 x 12.3	Main Floor	BEDRM	12.7 x 11.5	2nd Level
Dining Room	14 x 12.7	Main Floor	BEDRM	13 x 12.8	2nd Level
Kitchen	9.6 x 8.8	Main Floor	BATH2	8 x 8 (4-pc)	2nd Level
Family Room	14.8 x 12.8	Main Floor	OTHER	18.9 x 3.8 (upper hall)	2nd Level
Bedroom	15 x 13	Main Floor	OTHER	24.6 x 19 (walk-up)	3rd Level
Bath 1	10.2 x 5.4 (4-pc)	Main Floor			
Mud Room	5.4 x 5.4	Main Floor			
Sun Room	7 x 20 (3-season)	Main Floor			
Living Room	13.2 x 13	2nd Level			
Kitchen	12.10 x 11.5 + 4.5 x 3.8	2nd Level			

Schools

Elementary	Blunose Academy
Middle/Jr	Blunose Academy
High	Park View Education Centre
Fr Imm Elem	Centre scolaire de la Rive Sud (P-12)
Fr Imm Mid/Jr	Centre scolaire de la Rive Sud (P-12)
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf School &

Fees

Mobile/Leased Land Fees
 Association Fees
 Monthly Condo Fee
 Condo Fee Incl.

Inclusions 2 fridges, 2 stoves (in "as-is" condition)

Exclusions lower flat washer & dryer belong to tenant

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Carpet, Hardwood, Softwood, Vinyl
HEATING/COOLING TYPE	Furnace, Hot Water, Radiator
FUEL TYPE	Oil
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING FEATURES	Single
RENTAL EQUIPMENT	Secondary Suite, See Remarks
WATER ACCESS/VIEW	None
LAND FEATURES	View: Bay, View: Harbour, View: Ocean
COMMUNITY FEATURES	Landscaped, Level, Partially Fenced, Year Round Road
	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping



COMPLIMENTS OF:
 CYNTHIA DIAL - Main: 902-298-0332
 cindy@reddoorrealty.ca
 RED DOOR REALTY - 16940



Listed By: RED DOOR REALTY - 16940

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # 201614866

List Price \$275,000

Status: ACT

Class: RE

Address 75 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®.

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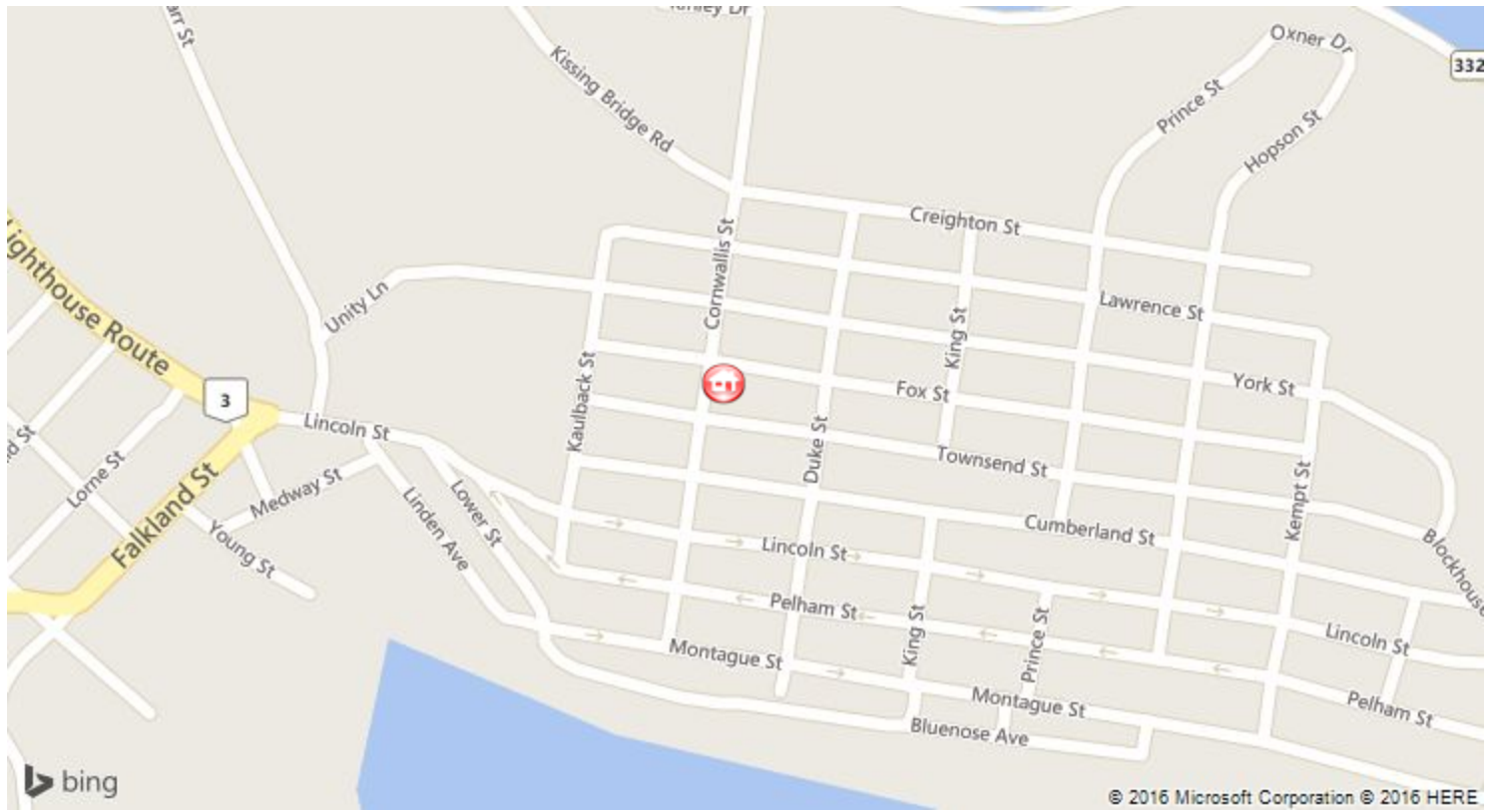
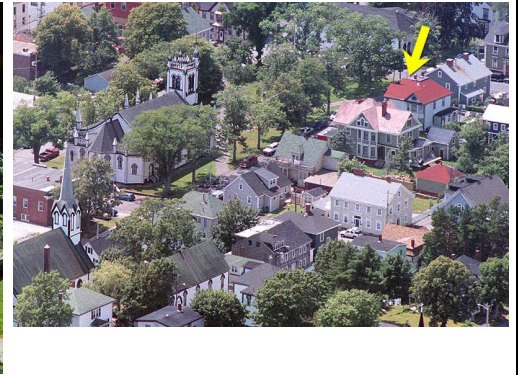
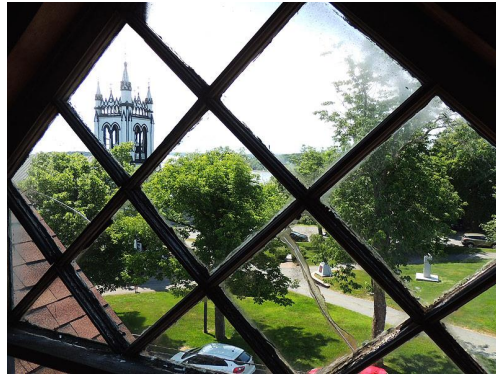
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