



MLS Client View - RESIDENTIAL

MLS #	201704087	Number of Bedrooms	3
PID #	60059862	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	137
Listing Price	\$338,500	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	1,638
Address	52 Kaulbach Street	Square Footage (MLA)	1,638
Address 2		Building Dimensions	22.8 x 22.8 + 7 x 6.10
Community	Lunenburg	Lot Size	2,336 sq ft
District	405-Lunenburg County	Garage	No
Sub-District	B1	Waterfront	No
Style	Detached		

Directions to Property

Old-Town Lunenburg: Corner of Kaulbach and Fox Streets (near the landmark Lunenburg Academy). Realty sign posted.

Closing Date

General Property Information:

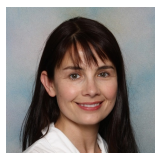
Prop Knwn As/Bdy of Water		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	16.2 x 10.5
Water Frontage Units		High School	Park View Education Centre	Kitchen	Main Floor	16.2 x 10.7 (w/ Dining)
Zoning	OTR (Res)	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Laundry	Main Floor	6.8 x 5.5
Inclusions	fridge, stove, washer & dryer	Fr Imm Middle/Jr School	Riverside Education Centre 6-8	Master Bedroom	2nd Level	16.2 x 10.8
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Ensuite Bath 1	2nd Level	10.5 x 6 (4-pc)
Association Fees		Other	South Shore Waldorf School & Kindergarten	OTHER	2nd Level	10.4 x 7.6
Condo Corp #		Garage Details		Bedroom	3rd Level	10.4 x 9.4
Monthly Condo Fee		Parking Details	parking spaces at front of house (potential for off -street parking between house and studio outbuilding).	Bedroom	3rd Level	11.7 x 10.10
Condo Fee Includes		Rental Income		OTHER	3rd Level	9 x 5 - Upper Landing
		Mini/Mobile CSA		Bath 1	3rd Level	6.3 x 4.9 (2-pc)
		/ABS#		OTHER	Main Floor	Studio - 15 x 10.6
				OTHER	2nd Level	Studio Loft

Property Overview

One of Lunenburg's most unique residences can be yours! Located in a quiet neighbourhood at the very edge of Old Town with pretty views over the grounds of the Lunenburg Academy sits the Tommy Naas House. This charming character home is situated on a picket-fenced corner lot, with a matching dependency building for artistic passions, hobbies, or just plain quiet time with a good book. Old Lunenburg is marked in the minds of people from around the world for its architectural richness, and this gem is a standout even in that treasure trove. This is a "townhouse" in design, with proud exterior ornamentation and detail. The extra high pitch on the faux slate roof accentuates the verticality of this three-tier masterpiece, with its unobstructed westerly-sunset view across Academy Hill. The first level is allocated to living, dining and kitchen (+ laundry). The second floor features an ensuite master bedroom with a small adjacent room (nursery, dressing room or study) and access to the large upper veranda overlooking the Academy, the jewel in the iconic crown of Lunenburg architecture. Then up to the third floor for two more (sky-lit) bedrooms and a half bath. Original interior details are just as lovely as the exterior, with wainscoting, panels, heavy window and door trim and beautiful softwood floors. The icing on this cake is the covered side verandah which is so appealing so you won't want to leave. Of course if you did, everything Lunenburg has to offer is within easy walking distance. (For those who were wondering...Tommy Naas brought cycling fame to his home town in the late 1890's.)

Property Features

BUILDING STYLE	3 Storey	DRIVEWAY/PARKING	Other
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Deck, Shed
BASEMENT	Full, Undeveloped	FEATURES	Balcony, Ensuite Bath, See Remarks
FOUNDATION	Stone	RENTAL EQUIPMENT	None
EXTERIOR FINISH	Wood Siding	LAND FEATURES	Level, Partially Fenced, Year Round Road
ROOF	Metal	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
FLOORING	Ceramic, Softwood, Vinyl		
HEATING/COOLING TYPE	Baseboard, Furnace, Heat Pump -Ductless, Hot Water		
FUEL TYPE	Electric, 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 # 201704087

Address 52 Kaulbach Street

Listing Office:

List Price \$338,500

Community LUNENBURG

RED DOOR REALTY - 16940

Status: ACT

Province NS

Class: RE

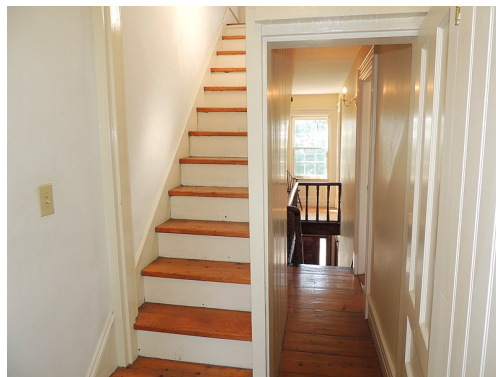
Postal Code B0J 2C0



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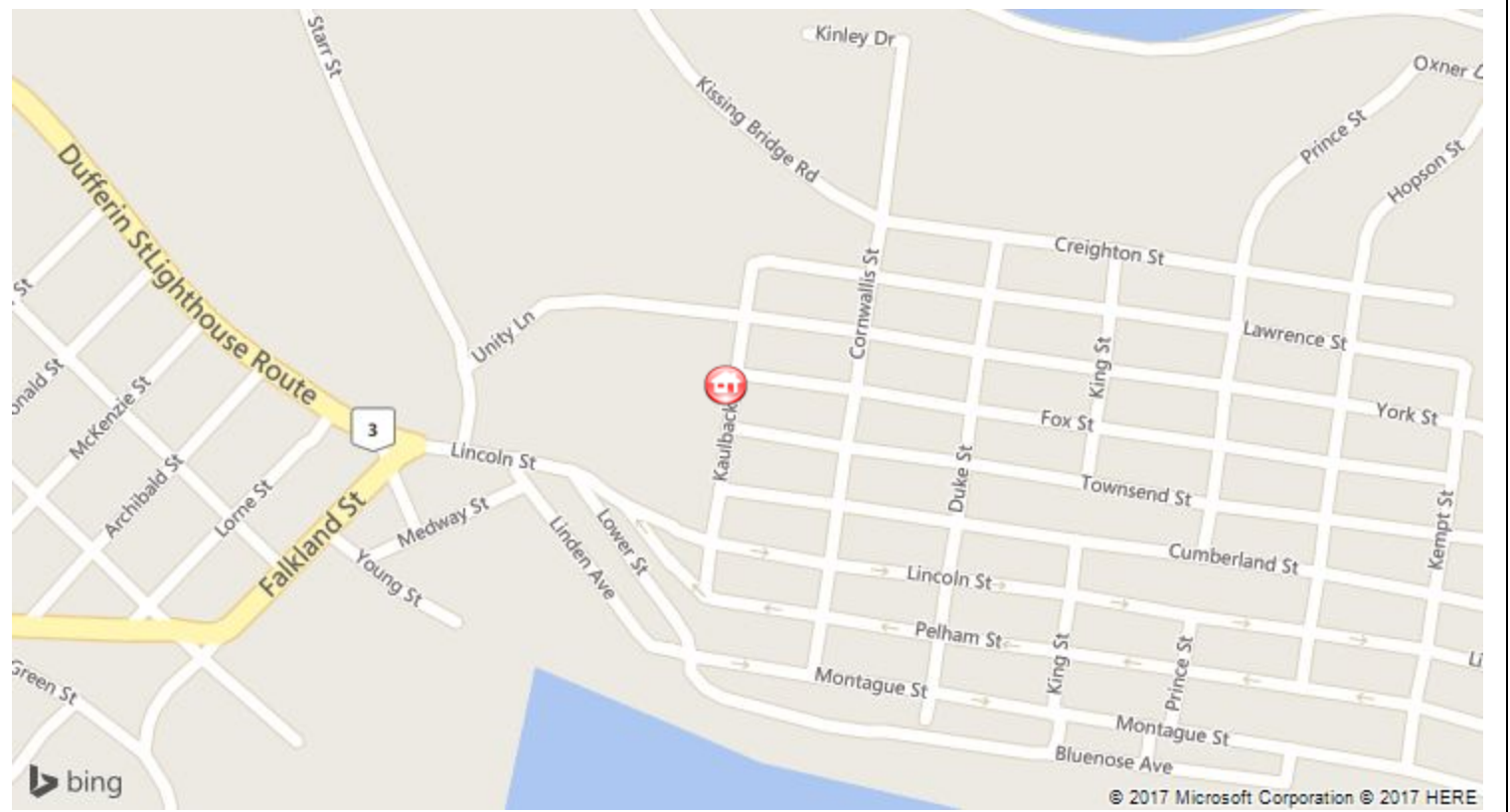
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