



Price: <b>\$198,000</b>	MLS® #: <b>60055977</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>30 DUFFERIN ST</b>	
City: <b>LUNENBURG, B0J 2C0</b>	
Side of Road:	District: <b>SS DILUN</b>
Lot Size: <b>3229 SQ FT</b>	Sub-Dist: <b>B1</b>
Shore Frontage:	Zoning: <b>RES</b>
Sq. Footage (MLA): <b>1,500</b>	Sec. School: <b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA): <b>1,500</b>	Elem Schl: <b>BLUENOSE/SS WALDORF</b>
Building Dimensions: <b>28.5 X 24.5 + 9.5 X 4</b>	
Possession: <b>NEGOTIABLE</b>	

**Overview** LOOK AGAIN! Yes, this property was on the market last year and somehow was overlooked. Quite simply, at the current price it is way-way under the solid equity value recently invested by the present owners. Just look at the detailed Upgrades & Improvements List and you'll see why a 2nd look now is an absolute must! New roof, plumbing, electrical, insulation, double-glazing, new or reconditioned floors, etc...all that's needed are a few personal touches. The totally renovated 2nd floor has high ceilings, gorgeous softwood floors, 3 spacious bedrooms & a large main bath. Main level features large foyer, open concept living-dining areas and a country kitchen w/ handy back porch leading to a large deck. Paved off-street parking and a lovely back yard overlooking the historic railway station, now the entry point to Lunenburg's Back Harbour Walking Trail. Well positioned amongst other well-maintained heritage homes on tree-lined Dufferin St, a short scenic walk to all town amenities & services.

**Directions** Town of Lunenburg, Dufferin Street approach. Realty sign posted.

Type: <b>Single Family</b>	Heating: <b>Oil, Hot Water, Radiator, Furnace</b>	Exterior: <b>Shingles, Wood</b>
Style: <b>2 Storey, Detached</b>	Garage Type: <b>Parking Space(s)</b>	Driveway: <b>Paved</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Undeveloped, Full, Stone, Walkout</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, See Remarks</b>
Land Features: <b>Cleared, Landscaped, Sloping/Terraced</b>	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access/View: <b>Access: Year Round Road</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Cushion/Lino, Hardwood, Ceramic/Porcelain, Softwood</b>

**Inclusions**  
**Exclusions**

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>No</b>	Gar.Details: <b>NONE</b>
Bathrooms: <b>1 \ 1</b>	Lockbox: <b>Yes</b>	PCDS: <b>Yes</b>	Water Access: <b>No</b>	Water:
Rental Income: <b>NO</b>	Road: <b>Public</b>	Matrim.:		
Building Age: <b>123</b>	CSA #: <b>0</b>	Serial #: <b>0</b>		
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15.8 X 9.7 + 9 X 4	2ND FLOOR	MASTER BEDROOM	15.2 X 10.4
MAIN FLOOR	DINING ROOM	11.9 X 9.7	2ND FLOOR	BEDROOM	13.6 X 11.10
MAIN FLOOR	KITCHEN	11.7 X 12.8	2ND FLOOR	BEDROOM	11.9 X 10.4
MAIN FLOOR	BATH (# pieces 1-6)	+ LAUNDRY 5.11X4.10	2ND FLOOR	OTHER	UPPER HALL 7.7 X 6
MAIN FLOOR	FOYER	19.3 X 8.1	2ND FLOOR	BATH (# pieces 1-6)	11 X 9.1
MAIN FLOOR	OTHER	BACK PORCH 6.5X3.9			

Betterment Charges:

Condo Fee: <b>0</b>	Condo Corp #:	Mobile/Leased Land F: <b>0</b>
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Listing Office: **COASTAL WINDS REALTY LTD. - 14238** : **COASTAL WINDS REALTY LTD. - 14238**



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