



Price: <b>\$399,000</b>	MLS® #: <b>60063096</b>
Status: <b>Active</b>	
Legal Descr.: <b>OLD-TOWN LUNENBURG</b>	
Address: <b>74 MONTAGUE ST</b>	
City: <b>LUNENBURG, B0J 2C0</b>	
Prop known as: <b>LUNENBURG HARBOUR</b>	
Side of Road:	District: <b>SS DILUN</b>
Lot Size: <b>2,258 SQ FT</b>	Sub-Dist: <b>B1</b>
Shore Frontage:	Zoning: <b>RES / COMM</b>
Sq. Footage (MLA): <b>1,780</b>	Sec. School: <b>PARKVIEW EDU CENTRE</b>
Total Fin SqFt.(TLA): <b>1,780</b>	Elem Schl: <b>BLUENOSE/SS WALDORF</b>
Building Dimensions: <b>36.7 X 30.8</b>	
Possession: <b>NEGOTIABLE</b>	

**Overview** Step off the sidewalk and into another world! This extensively renovated Cape is a peaceful oasis in one of the best commercial locations in Old-Town Lunenburg, featuring street frontage on both Montague St & Bluenose Dr. Anchoring the main level is a stunning house-wide Kitchen/Living/Dining area focusing on Lunenburg's world famous waterfront w/ views over the harbour to the Bluenose Golf Club. There's never a dull moment and with the oversized commercial grade deck, you & all your friends/family will have the best seat in the house to catch the tall-ships coming into port. Full bath on each level, wood-burning fireplace, Master w/ cathedral ceiling & harbour view dormer. Entrepreneurial aspirations? This downtown location has great exposure & pedestrian traffic...well-suited for café, retail, gallery, etc. Full height lower level faces Bluenose Dr & the Fisheries Museum of the Atlantic and also has excellent development potential w/ street access & large deck with views of its own.

**Directions** Old-Town Lunenburg, Downtown Commercial District. Montague St, between Cornwallis & Duke Streets. Or, from Bluenose Drive, opposite the Fisheries Museum parking lot. Realty signs posted.

Type: <b>Single Family</b>	Heating: <b>Electric, Wood, Baseboard, Stove</b>	Exterior: <b>Shingles, Alum/Vinyl, Wood</b>
Style: <b>Cape Cod, Detached</b>	Garage Type:	Driveway: <b>None</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, Fireplace(s), See Remarks</b>
Land Features: <b>Sloping/Terraced</b>	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access/View: <b>View: Harbour, View: Ocean</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Carpet, Ceramic/Porcelain, Softwood</b>

**Inclusions** fridge, stove, dishwasher, washer & dryer  
**Exclusions** large mirror in foyer

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>No</b>	Gar.Details: <b>NONE</b>
Bathrooms: <b>2 \ 0</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>1870</b>	CSA #: <b>0</b>	Serial #: <b>0</b>		
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14.6 X 13.3	2ND FLOOR	BEDROOM	15.3 X 9.10 (+ BAY)
MAIN FLOOR	DEN/OFFICE	15.3 X 13.3	2ND FLOOR	BEDROOM	15.3 X 10.2
MAIN FLOOR	OTHER	28.10X12.8 KIT/LR/DR	2ND FLOOR	STORAGE	13.3 X 4.4
MAIN FLOOR	BATH (# pieces 1-6)	6X7 + 7X2.8 (3-PC)	2ND FLOOR	BATH (# pieces 1-6)	5.9 X 6.7 (3-PC)
2ND FLOOR	MASTER BEDROOM	13.3 X 13.2 (+ BAY)	2ND FLOOR	OTHER	7.5 X 6 READING NOOK

Betterment Charges:

Listing Office: **COASTAL WINDS REALTY LTD. - 14238**



Compliments of: **CYNTHIA DIAL: 902-298-0332**  
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Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355** Coastal Winds Realty Ltd.



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