



Price: <b>\$367,000</b>	MLS® #: <b>60062437</b>
Status: <b>Active</b>	
Legal Descr.: Address: <b>227 PELHAM ST</b> City: <b>LUNENBURG, B0J 2C0</b>	
Side of Road: Lot Size: <b>5382 sq ft</b> Water frontage: Sq. Footage (MLA): <b>2,300</b> Total Fin SqFt.(TLA): <b>2,300</b> Building Dimensions: <b>30.5 X 27.6 + 17.3 X 6.9 + 11.6 X 8.4</b>	District: <b>SS DILUN</b> Sub-Dist: <b>B1</b> Zoning: <b>RES</b> Sec. School: <b>PARK VIEW EDU CENTRE</b> Elem Schl: <b>BLUENOSE /SS WALDORF</b>
Possession: <b>NEGOTIABLE</b>	

**Overview** Taking its place amidst a collection of other fine heritage homes, 227 Pelham sits proudly above the street with a variety of options inside & out to take in the pretty streetscape & interesting views towards Lunenburg's famous harbour. Property extends street to street and a new flagstone patio creates privacy under the dappled shade of a large maple. Inside, original woodwork, hardwood floors & stained glass harken to the home's 1915 beginnings but the new custom kitchen w/ granite & butcher block counters is a fitting contemporary enhancement. Kitchen adjoins 3-season sunroom where you'll enjoy watching carriage horses trotting to & from work through the summer. French doors separate a formal dining room from the spacious living room w/ large bay window. The house has 4 bedrooms, one w/ access to front & back decks. The cherry on top is a cozy den/media room in the walk-up attic. A terrific family home or a wonderful seasonal residence with room enough to invite friends to stay.

**Directions** Town of Lunenburg, Pelham St between Kempt St and Sawpit Rd (at Blockhouse Hill end of town). Realty sign posted. (NOTE: Listing Agents are related to the Sellers.)

Type: <b>Single Family</b> Style: <b>2 Storey, Detached</b> Title to Land: <b>Freehold</b> Property Size: <b>Under 0.5 Acres</b> Land Features: <b>Landscaped, Sloping/Terraced, Year Round road</b> Access/View: <b>Access: Year Round Road, View: Harbour, View: Ocean</b> Water Frontage:	Heating: <b>Oil, Hot Water, Radiator, Furnace</b> Garage Type: <b>Parking Space(s)</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Cable, High Speed Internet</b> Rental Equipm.: <b>None</b>	Exterior: <b>Shingles</b> Driveway: <b>Double, Gravel</b> Foundation: <b>Concrete, Undeveloped, Full, Walkout</b> Features: <b>Deck/Patio, See Remarks</b> Roof: <b>Asphalt Shingle</b> Flooring: <b>Carpet, Hardwood, Softwood, Ceramic/Porcelain</b>
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**Inclusions** fridge, stove, dishwasher, washer & dryer, armoire in back bedroom  
**Exclusions**

Bedrooms: <b>4</b> Bathrooms: <b>1 \ 1</b> Rental Income: Building Age: <b>61-100</b>	Sign: <b>Yes</b> Lockbox: <b>Yes</b> Road: <b>Public</b> CSA #: <b>NA</b> Migrated: <b>No</b>	HST: PCDS: <b>Yes</b> Matrim.: Serial #: <b>NA</b>	Garage: <b>No</b> Waterfront: <b>No</b>	Gar.Details: <b>OFF-STREET GRAVEL PARKING AREA FOR 2 VEHICLES</b> Water:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15 X 14.6 + BAY	2ND FLOOR	BEDROOM	12.6 X 12.6
MAIN FLOOR	DINING ROOM	13.7 X 10.6	2ND FLOOR	BEDROOM	11 X 10.7
MAIN FLOOR	KITCHEN	19.5 X 12.5	2ND FLOOR	BEDROOM	12.3X5.9 + 6.9X4.4
MAIN FLOOR	FOYER	16.4 X 7	2ND FLOOR	BATH (# pieces 1-6)	9 X 6.5 +NOOK (4-PC)
MAIN FLOOR	BATH (# pieces 1-6)	7.9 X 6.8 W/ LAUNDRY	2ND FLOOR	OTHER	9.8 X 6 (UPPER HALL)
MAIN FLOOR	OTHER	4 X 3.4 COAT CLOSET	3RD FLOOR	DEN/OFFICE	15.8X12.10 + 5X4.10
2ND FLOOR	BEDROOM	13.8 X 12.2	3RD FLOOR	STORAGE	7.7 X 7

Betterment Charges:

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



Compliments of: **CYNTHIA DIAL: 902-298-0332**  
 E-mail: [info@OceanHomesNovaScotia.com](mailto:info@OceanHomesNovaScotia.com)  
 Website: <http://OceanHomesNovaScotia.com>  
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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