



Price:	<b>\$278,500</b>	MLS® #:	<b>60055886</b>
Status:	<b>Active</b>		
Legal Descr.:			
Address:	<b>13 YOUNG ST</b>		
City:	<b>LUNENBURG, B0J 2C0</b>		
Side of Road:			
Lot Size:	<b>4,672 SQ FT</b>	District:	<b>SS DILUN</b>
Water frontage:		Sub-Dist:	<b>B1</b>
Sq. Footage (MLA):	<b>2,170</b>	Zoning:	<b>RES</b>
Total Fin SqFt.(TLA):	<b>2,170</b>	Sec. School:	<b>PARK VIEW EDU CENTRE</b>
Building Dimensions:	<b>31' X 30' + 29' X 11'</b>	Elem Schl:	<b>BLUENOSE /SS WALDORF</b>
Possession:	<b>NEGOTIABLE</b>		

**Overview** Peaceful Young St is a lovely neighbourhood of just 6 homes with almost no traffic, an abundance of mature trees, and easy access to the walking path that leads to waterfront amenities. Tucked away in this quaint little enclave separating Old and New Towns is this charming century home. Architecturally intact and showing little sign of wear for all its 110 years, the home features original hardwood floors, large principal rooms, lots of natural light, & great flow for entertaining. A sunroom at the back & another private space set off to the side, nicknamed the 'Captain's Room', could each serve as an occasional main floor bedroom. Upstairs are 2 large bedrooms, each with their own ensuite. The Master and its bath are linked by a handy Dressing Room with walk-out to a small balcony offering a glimpse of the harbour. Outside, a very manageable yard, 2 paved drives (front & back), plus an in-ground garage. Numerous upgrades including many newer windows, new furnace, updated wiring, etc.

**Directions** TOWN OF LUNENBURG. Entrance to Young street is located off Falkland Street, between Station Lane and the Lunenburg Foundry. Realty sign posted.

Type:	<b>Single Family</b>	Heating:	<b>Electric, Oil, Baseboard, Hot Water</b>	Exterior:	<b>Wood/Clapboard</b>
Style:	<b>2 Storey, Detached</b>	Garage Type:	<b>Attached, Single, Underground</b>	Driveway:	<b>Double, 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, Ensuite, See Remarks, Balcony</b>
Land Features:	<b>Landscaped, Year Round road</b>	Services:	<b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof:	<b>Asphalt Shingle</b>
Access/View:		Rental Equipm.:	<b>None</b>	Flooring:	<b>Carpet, Hardwood, Laminate, Tile/Lino</b>
Water Frontage:					

**Inclusions** fridge, stove, washer & dryer

**Exclusions**

Bedrooms:	<b>2</b>	Sign:	<b>Yes</b>	HST:	<b>NO</b>	Garage:	<b>Yes</b>	Gar.Details:	<b>IN-GROUND SINGLE</b>
Bathrooms:	<b>2 \ 1</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>	Waterfront:	<b>No</b>	Water:	
Rental Income:		Road:	<b>Public</b>	Matrim.:					
Building Age:	<b>OL</b>	CSA #:	<b>NA</b>	Serial #:	<b>NA</b>				
		Migrated:	<b>Yes</b>						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13.8 X 13.3 + BAY	MAIN FLOOR	BATH (# pieces 1-6)	6 X 3.1 (2-PC)
MAIN FLOOR	DINING ROOM	15.7 X 12 + JOG	MAIN FLOOR	LAUNDRY	5.7 X 5.5
MAIN FLOOR	EAT IN KITCHEN	15 X 12	2ND FLOOR	MASTER BEDROOM	13 X 11.10 + JOG
MAIN FLOOR	SUN ROOM	13.4 X 10.3	2ND FLOOR	OTHER	9.7X8.9 DRESSING RM
MAIN FLOOR	DEN/OFFICE	13 X 7.3	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	12.2 X 6 (4-PC)
MAIN FLOOR	MUD ROOM	10.3X4.7 + 9.1X 4.3	2ND FLOOR	BEDROOM	13.9 X 10.4 + JOG
MAIN FLOOR	FOYER	16.10 X 6.9	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	8 X 4.10 (4-PC)

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

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**



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