



Price: \$259,900	MLS® #: 60061884
Status: Active	
Legal Descr.: OLD-TOWN LUNENBURG	
Address: 52 PELHAM ST	
City: LUNENBURG, B0J 2C0	
Prop known as: LUNENBURG FRONT HARBOUR	
Side of Road:	District: SS DILUN
Lot Size: 3224 SQ FT	Sub-Dist: B1
Shore Frontage:	Zoning: RES / COMM
Sq. Footage (MLA): 1,500	Sec. School: PARK VIEW EDUC CNTR
Total Fin SqFt.(TLA): 1,500	Elem Schl: BLUENOSE / WALDORF
Building Dimensions: 31.2 X 20.1	
Possession: NEGOTIABLE	

Overview History, Character & Convenience. Imagine the ease of downtown living...leave your car keys at home & walk to everything! Originally built as a Tailor Shop in 1888, this comfortable heritage townhouse has everything you're looking for in a tidy compact package. Magical outdoor spaces, professionally landscaped & terraced w/ English garden & private flagstone patio. Large side verandah w/ garden & harbour views. Tastefully restored inside & out, the exterior features fine detailing around windows & doors, and ornate deck & stair railings. Inside enjoy beautifully refinished woodwork & softwood floors. A versatile Main Living Area w/ open Kitchen adjoining sitting area & Dining Room, is equally suited to the lifestyle of couples, small families, or entertaining. Cozy lower level Den w/ woodstove is the perfect retreat summer & winter. Thinking of a home business? This property has that covered too w/ commercial zoning. Could this be a home "Tailored to You"...give it a try, see how it fits!

Directions Old-Town Lunenburg, Pelham Street between Kaulbach & Cornwallis Streets (2 blocks up from the waterfront). Realty Sign Posted.

Type: Single Family	Heating: Electric, Oil, Wood, Forced Air	Exterior: Wood
Style: 2 Storey, Detached	Garage Type:	Driveway: None
Title to Land: Freehold	Water: Municipal	Foundation: Partially Developed, Full, Stone, Walkout
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: See Remarks
Land Features: Landscaped, Partially Fenced, Sloping/Terraced	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: View: Harbour, View: Ocean	Rental Equipm.: None	Flooring: Hardwood, Softwood

Inclusions stove, washer/dryer, 2 armoires (Master Bedroom & Bathroom) *(Furnishings also available for purchase. Ask for detailed furnishings list)*
Exclusions Fridge

Bedrooms: 2	Sign: Yes	HST: NO	Garage: No	Gar.Details: NA
Bathrooms: 1 \ 0	Lockbox: Yes	PCDS: Yes	Water Access: No	Water:
Rental Income: NO	Road: Public	Matrim.:		
Building Age: 1888	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13.2 X 12.2 (+ BAY)	2ND FLOOR	BATH (# pieces 1-6)	12.6 X 9.2 + LAUNDRY
MAIN FLOOR	KITCHEN	16.4 X 9 +SITTING RM	2ND FLOOR	OTHER	9 X 6.1 READING NOOK
MAIN FLOOR	DINING ROOM	11.9 X 10.1	2ND FLOOR	OTHER	WALK-THRU CLOSET
MAIN FLOOR	OTHER	6 X 2.9 PORCH	LOWER LEVEL	FAMILY ROOM	16 X 13.6
2ND FLOOR	MASTER BEDROOM	13.1 X 12.2	LOWER LEVEL	UTILITY	12 X 10
2ND FLOOR	BEDROOM	11.10 X 10.1			

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



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