



Property of NSAR/AVREB. Not Intended for use without permission.

Price: \$269,900	MLS® #: 60061645
Status: Active	
Legal Descr.: OLD-TOWN LUNENBURG	
Address: 178 PELHAM ST	
City: LUNENBURG, B0J 2C0	
Prop known as: LUNENBURG HARBOUR	
Side of Road:	District: SS DILUN
Lot Size: 4305 SQ FT	Sub-Dist: B1
Water frontage:	Zoning: O-T RES
Sq. Footage (MLA): 2,050	Sec. School: PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA): 2,200	Elem Schl: BLUENOSE /SS WALDORF
Building Dimensions: 28 X 26 + 17 X 17.4 (PLUS BAYS)	
Possession: NEGOTIABLE	

Overview	The iconic "bump" defines classic Lunenburg architecture. This striking & well-maintained home features an ornate façade boasting not just 1 bump, but 2! And on the harbour-side, there's even a 3rd! Not only are these bumps aesthetically pleasing from the outside, but they create wonderful inside spaces w/ angles & natural light, & afford interesting views out to sea & across beautiful streetscapes. Period detail includes original woodwork, plaster cornices & medallions, & a winding staircase. Front-to-back Living Rm w/ wood-burning fireplace adjoins Dining Rm w/ built-in corner cabinet. Side ell incorporates Kitchen w/ Half Bath/Laundry & walk-out to deck. Upstairs, 3 Bdrms incl Master w/ Ensuite, lg Den/Common Rm w/ great water views, & Main Bath. Lots of potential in full height basement w/ walk-out to private back yard & patio area. Detached garage w/ loft - a rarity in Old-Town! Many improvements and upgrades over the years, including updated wiring w' 200 Amp service, many newer windows, insulated attic, and a brand new (Nov, 2014) state-of-the art high-efficiency propane furnace!
Directions	Old-Town Lunenburg. Pelham Street between Hopson and Kempt Streets. Realty sign posted.

Type: Single Family	Heating: Propane, Hot Water, Radiator, Furnace	Exterior: Vinyl, Wood/Clapboard
Style: 1.5 Storey, Detached	Garage Type: Detached, Single, Wired	Driveway: Paved, Single
Title to Land: Freehold	Water: Municipal	Foundation: Undeveloped, Partial, Stone, Walkout
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Fireplace(s), Ensuite, See Remarks
Land Features: Landscaped, Fenced, Year Round road	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Year Round Road, View: Harbour, View: Ocean	Rental Equipm.: None	Flooring: Carpet, Cushion, Hardwood, Softwood
Water Frontage:		

Inclusions	Stove, Dishwasher, Fridge, Upright Freezer, Washer & Dryer
Exclusions	

Bedrooms: 3	Sign: Yes	HST: Yes	Garage: Yes	Gar.Details: DETACHED SINGLE WITH LOFT, WIRED (20 X 12.5)
Bathrooms: 2 \ 1	Lockbox: Yes	PCDS: Yes		
Rental Income:	Road:	Matrim.: NA		
Building Age: OL	CSA #: NA	Serial #: NA	Waterfront: No	Water:
	Migrated: No			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14.4 X 12.3 + BAY	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	5.3 X 5.2
MAIN FLOOR	FAMILY ROOM	14 X 11	2ND FLOOR	BEDROOM	15 X 13.6 + BAY
MAIN FLOOR	DINING ROOM	13.7 X 12.10	2ND FLOOR	BEDROOM	12.4 X 10.9 + BAY
MAIN FLOOR	KITCHEN	16.4 X 8 + 9 X 7.8	2ND FLOOR	BATH (# pieces 1-6)	11 X 7 (4-PC)
MAIN FLOOR	FOYER	12 X 6.6	2ND FLOOR	DEN/OFFICE	13.7 X 8.9
MAIN FLOOR	BATH (# pieces 1-6)	7 X 3.10 (2-PC)	LOWER LEVEL	OTHER	14 X 10 (OFFICE)
2ND FLOOR	MASTER BEDROOM	15.9 X 14	LOWER LEVEL	WORKSHOP	11.5 X 7.2

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



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



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.