



Price: \$289,000	MLS® #: 60060019
Status: Active	
Legal Descr.: OLD-TOWN LUNENBURG	
Address: 54 KING ST	
City: LUNENBURG, B0J 2C0	
Prop known as: LUNENBURG FRONT HARBOUR	
Side of Road:	District: SS DILUN
Lot Size: 2,527 SQ FT	Sub-Dist: B1
Water frontage:	Zoning: OTR (RES)
Sq. Footage (MLA): 1,600	Sec. School: PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA): 1,600	Elem Schl: BLUENOSE /SS WALDORF
Building Dimensions: 22.6 X 37.5	
Possession: NEGOTIABLE	

Overview Positioned above the bandstand park, this charming cottage has surveyed the comings & goings of the bustling town below since 1862. The not-too-big, not-too-small, renovated home is brimming w/ character integrating salvaged architectural elements & nautical whimsy with modern comforts. Larger than it looks from the street, the surprisingly spacious main floor offers an open plan living/dining/kitchen area made cozier by exposed beams, time-worn plank floors and south facing windows that peer into a secret garden. Beyond the living area find a large den w/ adjoining half bath, which would also make a wonderful main floor master complete w/ a walk-out to the garden patio. Upstairs are 2 sunny bedrooms plus full bath w/ in-floor radiant heat, plus a 3rd level tucked under the roofline featuring a bonus room w/ stunning views over the heritage bandstand to the harbour and beyond – a private space for a guest bedroom, artist studio, or daydreamers' retreat. A splendid place to call Home!

Directions Old-Town Lunenburg, corner of King and Townsend Streets – just above Town Hall and the Heritage Bandstand. Realty sign posted.

Type: Single Family	Heating: Electric, Baseboard, Radiant	Exterior: Shingles, Wood/Clapboard
Style: 2.5 Storey, Detached	Garage Type: Parking Space(s)	Driveway: Double, Gravel
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Block, Undeveloped, Partial, Crawl
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, See Remarks
Land Features: Landscaped, Partially Fenced, Sloping/Terraced	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Water Access/View: Access: Year Round Road	Rental Equipm.: None	Flooring: Carpet, Softwood, Ceramic/Porcelain
Water Frontage:		

Inclusions fridge, stove, dishwasher, washer & dryer, kitchen island w/ 4 stools, window treatments
Exclusions bookshelves in Family Room


Bedrooms: 2+1	Sign: Yes	HST: NO	Garage: No	Gar.Details: OFF-STREET PARKING, 2-CAR GRAVEL DRIVEWAY
Bathrooms: 1 \ 1	Lockbox: Yes	PCDS: Yes	Waterfront: No	Water:
Rental Income:	Road: Public	Matrim.:		
Building Age: 1862	CSA #: NA	Serial #: NA		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20 X 9.5 (W/ DINING)	2ND FLOOR	BEDROOM	12.8 X 7.4
MAIN FLOOR	KITCHEN	13.3 X 10	2ND FLOOR	BATH (# pieces 1-6)	8.1 X 6.3 (3-PC)
MAIN FLOOR	FAMILY ROOM	20.6 X 12	2ND FLOOR	OTHER	14.5X4.6 UPPER HALL
MAIN FLOOR	BATH (# pieces 1-6)	5.2 X 3.2 (2-PC)	3RD FLOOR	OTHER	21X11.8 STUDIO/BDRM
MAIN FLOOR	FOYER	8.7 X 6.3	BASEMENT	LAUNDRY	20.3 X 15 (+UTILITY)
2ND FLOOR	MASTER BEDROOM	13.4 X 11			


Betterment Charges:

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

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



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