



Price: <b>\$185,000</b>	MLS® #: <b>60060381</b>
Status: <b>Active</b>	
Legal Descr.: <b>OLD-TOWN LUNENBURG</b>	
Address: <b>43 TOWNSEND ST</b>	
City: <b>LUNENBURG, B0J 2C0</b>	
Side of Road:	District: <b>SS DILUN</b>
Lot Size: <b>3,229 SQ FT</b>	Sub-Dist: <b>B1</b>
Water frontage:	Zoning: <b>RES (OTR)</b>
Sq. Footage (MLA): <b>1,875</b>	Sec. School: <b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA): <b>1,875</b>	Elem Schl: <b>BLUENOSE /SS WALDORF</b>
Building Dimensions: <b>32.8 X 26.8 PLUS PORCH BAYS</b>	
Possession: <b>NEGOTIABLE</b>	

**Overview** Here's that 'easy' renovation project you've been looking for! While this 4 Bdrm/1.5 Bath home might not have enjoyed the latest in trendy updates, it has been well-loved & cared for and is a great opportunity to tailor a solid Lunenburg character home to your personal style. A sun-filled interior features a wide central hall, well-proportioned rooms, high ceilings, hard & softwood floors, and original trimwork & mouldings. A fabulous walk-up attic just dares you to finish it & add a dormer. Accept that challenge and reap your reward of an additional 400+ sf of living space & stunning views over rooftops out to the harbour & beyond! Paved drive & a mostly fenced back yard w/ large deck & garden shed. A terrific Old-Town location midway between the landmark Lunenburg Academy and the bustling downtown & waterfront shops, restaurants & galleries. Come for a look and you'll see this is a fine home with great bones, simply needing a little cosmetic surgery to rejuvenate its best features.

**Directions** Old-Town Lunenburg: Townsend Street between Kaulbach and Cornwallis Streets. Realty sign posted.

Type: <b>Single Family</b>	Heating: <b>Oil, Baseboard, Hot Water, Furnace</b>	Exterior: <b>Shingles, Wood/Clapboard</b>
Style: <b>2 Storey, Detached</b>	Garage Type: <b>Parking Space(s)</b>	Driveway: <b>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, See Remarks</b>
Land Features: <b>Level, Partially Fenced</b>	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Water Access/View: <b>Access: Year Round Road</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Carpet, Hardwood, Softwood, Tile/Lino</b>
Water Frontage:		

**Inclusions** fridge, stove, dishwasher, microwave, window treatments


<b>Exclusions</b>			
Bedrooms: <b>4</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>No</b> Gar.Details: <b>PAVED DRIVEWAY</b>
Bathrooms: <b>1 \ 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>1893</b>	CSA #: <b>NA</b>	Serial #: <b>NA</b>	
	Migrated: <b>Yes</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	11.9 x 11.9	2ND FLOOR	PORCH	7 x 3.8
MAIN FLOOR	DINING ROOM	12.2 x 11.9	2ND FLOOR	BEDROOM	12.2 X 11.9
2ND FLOOR	KITCHEN	12.6 x 11.9	2ND FLOOR	BEDROOM	12.2 X 11.9
MAIN FLOOR	DEN/OFFICE	11.9 x 11.1	2ND FLOOR	BEDROOM	11.10 X 11.1
MAIN FLOOR	BATH (# pieces 1-6)	5.5 X 2.6 (2-PC)	2ND FLOOR	BEDROOM	11.9 X 11
MAIN FLOOR	FOYER	18 x 7	2ND FLOOR	BATH (# pieces 1-6)	7.3 X 6.5 (4-PC)
MAIN FLOOR	MUD ROOM	6.5 X 6.4	3RD FLOOR	OTHER	23X17 WALK-UP ATTIC

Betterment Charges:

Condo Fee: <b>0</b>	Condo Corp #:	Mobile/Leased Land F: <b>0</b>
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Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :




Compliments of: **CYNTHIA DIAL: 902-298-0332**

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Website: <http://OceanHomesNovaScotia.com>

Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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