



Price: \$299,000	MLS® #: 60062445
Status: Active	
Legal Descr.: ***ALSO INCLUDES PID 60062452	
Address: 223 PELHAM ST	
City: LUNENBURG, B0J 2C0	
Prop known as: LUNENBURG HARBOUR	
Side of Road:	District: SS DILUN
Lot Size: 6458 SQ FT	Sub-Dist: B1
Shore Frontage:	Zoning: RES
Sq. Footage (MLA): 2,220	Sec. School: PARKWIEW EDU CENTRE
Total Fin SqFt.(TLA): 2,220	Elem Schl: BLUENOSE ACA/WALDORF
Building Dimensions: IRREGULAR	
Possession: NEGOTIABLE	

Overview

Ready to be charmed? This magical home enchants with character & interesting features, including a 2-tier front verandah, bay windows & dormers, refinished floors, high ceilings w/ medallions & cove moldings, even a 3rd floor tower! The striking home is set high above the street on a professionally landscaped double lot w/ views of Lunenburg harbour, surrounded by other wonderful heritage homes. Inside, find great light & flow between expansive principal rooms. Dining Room w/ double French door walkout to large back deck. Custom Kitchen w/ centre island & walkout to front verandah. 3 spacious bedrooms plus walkout to a 2nd floor balcony w/ amazing views. Best of all though, is the spectacular curving staircase which winds its way up 3 floors to a lovely little room in the peak of the tower, a space so special even Rapunzel wouldn't let down her hair! Indeed, people who love old houses dream of spaces like this! Truly a unique home unlike any other in a town known for its unique homes!

Directions

Town of Lunenburg, corner of Pelham & Hill Streets. Realty sign posted.

Type: Single Family	Heating: Oil, Forced Air, Furnace	Exterior: Wood
Style: 2 Storey, Detached	Garage Type: Detached, Single, Wired	Driveway: Gravel
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Undeveloped, Full, Stone, Walkout
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, See Remarks
Land Features: Level, Landscaped, Sloping/Terraced	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Year Round Road, View: Harbour, View: Ocean	Rental Equipm.: None	Flooring: Cushion/Lino, Hardwood, Laminate, Softwood

Inclusions

fridge, stove, dishwasher, microwave, washer & dryer, ***also includes PID 60062452

Exclusions

Bedrooms: 3	Sign: Yes	HST: NO	Garage: Yes	Gar.Details: SINGLE DETACHED (18.7 X 14.7)
Bathrooms: 1 \ 1	Lockbox: Yes	PCDS: NO		
Rental Income:	Road: Public	Matrim.:		
Building Age: 125	CSA #: 0	Serial #: 0	Water Access: No	Water:
	Migrated: No			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	16.7 X 11.5	2ND FLOOR	MASTER BEDROOM	14.4 X 13.5
MAIN FLOOR	DINING ROOM	14.1 X 12.3	2ND FLOOR	BEDROOM	14 X 9.7
MAIN FLOOR	LIVING ROOM	14.1 X 13.8 (+ BAY)	2ND FLOOR	BEDROOM	12 X 12
MAIN FLOOR	FOYER	11 X 9.5	2ND FLOOR	BATH (# pieces 1-6)	8.8 X 7.10 (4-PC)
MAIN FLOOR	BATH (# pieces 1-6)	6.5 X 3.7 (2-PC)	2ND FLOOR	OTHER	12.8 X 8 -UPPER HALL
MAIN FLOOR	LAUNDRY	13.1 X 3.10	3RD FLOOR	OTHER	9 X 8.3 - TOWER ROOM

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



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