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Price: <b>\$230,000</b>	MLS® #: <b>60682614</b>
Status: <b>Active</b>	
Legal Descr.: <b>INCLUDES PID 60059482</b>	
Address: <b>70 KING ST</b>	
City: <b>LUNENBURG, B0J 2C0</b>	
Prop known as: <b>'OLD-TOWN' LUNENBURG</b>	
Side of Road:	District: <b>SS DILUN</b>
Lot Size: <b>4800 SQ FT</b>	Sub-Dist: <b>B1</b>
Water frontage:	Zoning: <b>OTR (RES)</b>
Sq. Footage (MLA): <b>2,800</b>	Sec. School: <b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA): <b>2,800</b>	Elem Schl: <b>BLUENOSE /SS WALDORF</b>
Building Dimensions: <b>36 X 25 + 23 X 21</b>	
Possession: <b>NEGOTIABLE</b>	

**Overview** Built as the Presbyterian Manse in 1883, this spacious family home sits on a double corner lot at the crest of King St in quiet Old-Town. An architecturally interesting exterior features Mansard roof w/ dormers, bay windows & large side ell. A light flooded interior boasts original character, including heavily trimmed windows & doors, stone & wood mantels, high ceilings w/ crown moldings & plaster medallions, and a stunning curving staircase. The 2800 sq ft of living space is well laid out with large principle rooms, kitchen w/ walk-out access to back yard, 1 full & 2 half baths, a couple of options for office/den, and 4 generous bedrooms, plus craft/hobby room on the 2nd floor. The unique floorplan is well suited to home office or professional practice, or a potential secondary suite for in-laws or income, complete with its own entry & 2nd stairway. Lots of space for a growing or extended family, or a work-from-home household. Convenient in-town location, an easy walk to downtown.

**Directions** Lunenburg 'Old-Town District', corner of King and York Streets (2 blocks above town bandstand). Realty sign posted.

Type: <b>Single Family</b>	Heating: <b>Oil, Baseboard, Hot Water</b>	Exterior: <b>Wood/Clapboard</b>
Style: <b>2 Storey, Detached</b>	Garage Type: <b>Parking Space(s)</b>	Driveway: <b>Double, Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Undeveloped, Partial, Stone</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Secondary Suite, See Remarks</b>
Land Features: <b>Level, Landscaped</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, Cushion, Softwood, Ceramic/Porcelain</b>
Water Frontage:		

**Inclusions** fridge, stove, dishwasher, washer & dryer -- \*\*\*A \$2000 'decorating allowance' will be provided to the Buyers at closing\*\*\*  
**Exclusions**

Bedrooms: <b>4</b>	Sign: <b>Yes</b>	HST:	Garage: <b>No</b>	Gar.Details: <b>GRAVEL OFF-STREET PARKING AREA FOR 2 VEHICLES</b>
Bathrooms: <b>1 \ 2</b>	Lockbox: <b>Yes</b>	PCDS: <b>Yes</b>		
Rental Income: <b>POTENTIAL</b>	Road: <b>Public</b>	Matrim.:		
Building Age: <b>1883</b>	CSA #: <b>0</b>	Serial #: <b>NA</b>	Waterfront: <b>No</b>	Water:
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16 X 15	2ND FLOOR	MASTER BEDROOM	14 X 12
MAIN FLOOR	DINING ROOM	14 X 12.5	2ND FLOOR	BEDROOM	13 X 13
MAIN FLOOR	KITCHEN	13 X 12.5	2ND FLOOR	BEDROOM	12 X 12
MAIN FLOOR	DEN/OFFICE	9 X 9	2ND FLOOR	BEDROOM	12 X 11
MAIN FLOOR	BATH (# pieces 1-6)	12X10, 3-PC W LAUNDR	2ND FLOOR	DEN/OFFICE	8 X 8
MAIN FLOOR	BATH (# pieces 1-6)	8 X 5 (2-PC)	2ND FLOOR	OTHER	10 X 10 (HOBBY ROOM)
MAIN FLOOR	FOYER	10 X 9	2ND FLOOR	BATH (# pieces 1-6)	8 X 4.5 (2-PC)

Betterment Charges:

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

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



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