



108 Green St - Lunenburg

[Virt Tour URL](#)

Open House Date:

Start Time: **End Time:**

Closing Date

Possession NEGOTIABLE

Price \$439,500

Status ACTIVE



MLS # 5126082

PID # 60053766

PID #2

PID #3

Legal Desc TOWN OF LUNENBURG

Address 108 GREEN Street

Community Lunenburg

NS B0J 2C0

Road Public

Lot Size 24,759 SQ FT (.57 ACRE) **Acres**

Waterfront No

Water Type

/

Water Access/View

Water Frontage

Square Footage 2,560

Total Fin SqFt (TLA) 2,780

Building Dimensions IRREGULAR

District 405-Lunenburg County

Sub-District B1

Zoning RES

Elementary Bluenose Academy

Middle/Jr Bluenose Academy

High Park View Education Centre

Fr Imm Elem

Fr Imm Mid

Fr Imm High

Property Overview This graceful Lunenburg residence has been in the same family since it was built as their showpiece in 1936. The meticulously maintained house is set back & nicely elevated on a block of other prominent homes. Lovely half acre lot w/ mature trees & park-like lawns. 4 bed/4 bath, hardwood floors, fine woodwork & period details. Living Room w/ traditional fireplace, adjoining Den w/ windows on 3 sides, formal Dining Room w/ built-in China cabinet. Vintage kitchen is stylish & functional w/ original stainless steel countertops, Italian glass tile, & checkerboard flooring. Convenient main floor full bathroom & laundry room. Upstairs, 3 bedrooms including large & sunny Master w/ full ensuite & his-&-her closets. Private staircase leads to a separate living space above the garage, once the maid's quarters, ideal today for a live-in in-law or independent teen, w/ a cozy bedroom, small sitting room, & its own full bath. Rec Room/Den w/ fireplace in basement. Heated Double Garage.

Type Single Family
Style Detached
Bldg Style 2 Storey
Title to Land Freehold
Property Size 0.5 to 0.99 Acres
Land Features Cleared, Landscaped, Level, Sloping/Terraced, Year Round Road
Appliances Range, Dishwasher, Dryer, Washer

Heat/Cool Fireplace, Hot Water, Radiator
Fuel Type Electric, Oil, Wood
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None

Exterior Wood Shingles
Garage Attached, Double, Heated
Driveway/Pkg Concrete, Double
Basement Full, Partially Developed
Foundation Concrete
Features Alarm System, Ensuite Bath, Fireplace(s), See Remarks
Roof Asphalt Shingle
Flooring Carpet, Hardwood, Other

Inclusions Stove Dishwasher, Washer, Dryer

Exclusions Dining Room Chandelier & 2 Wall Sconces, 2nd Floor Chandelier, Window Treatments in 4th bedroom over garage, Fireplace Accessories

Directions to Property Town of Lunenburg, Green Street. Realty sign posted.

AG Bedrm 4 **BG Bdrm** 0 **# Bdrm** 4
F Baths 4 **H Baths** 0 **T Baths** 4
Rental Income
Building Age 79 **Yr Built** 1936

Sign Yes **HST** Exempt from
Lockbox Yes **PCDS** Yes
Migrated Yes

Garage Yes
Details DOUBLE ATTACHED HEATED

Floor	Room	Size
Main Floor	Living Room	20 X 13.5
Main Floor	Dining Room	12.5 X 12
Main Floor	Kitchen	12.5 X 11
Main Floor	Den/Office	16 X 14
Main Floor	Bath 1	10 X 4 + 6 X 3
Main Floor	Laundry	8.5 X 8
2nd Level	Master Bedroom	17.5 X 13.5

Floor	Room	Size
2nd Level	Ensuite Bath 1	10 X 8
2nd Level	Bedroom	12.5 X 12
2nd Level	Bedroom	12.5 X 10.5
2nd Level	Bedroom	10.5 X 8.5
2nd Level	Bath 1	7 X 6
2nd Level	Bath 1	7.5 X 4
2nd Level	Den/Office	7.5 X 6.5

Floor	Room	Size

Monthly Condo Fee **Condo Corp #**

Charges **Association Fees** **Mobile/Leased Land Fees**

Listing Office COASTAL WINDS REALTY LTD. - 14238 **Selling Price** **Closing Date**



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

Email info@OceanHomesNovaScotia.com

Company Name COASTAL WINDS REALTY LTD. - 14238

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List Price \$439,500

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Class: RE

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Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

COASTAL WINDS REALTY LTD. - 14238



108 Green St - Lunenburg



Park-like grounds



Back of house



Expansive lawns & mature trees



Mature 'Rhodos' in full bloom.



Please Come Inside



Elegant Living Rm w/ fireplace



Illuminated with afternoon sun



A great entertaining space



Gracious formal Dining Room



Gorgeous red oak floors



Family Room/Den

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Windows on 3 sides.



Kitchen w/ Italian glass tiles



Striking Stainless Countertops



Main floor Full Bath



Original Oak Staircase



Spacious Master Bedroom



A wonderful sun-filled space.



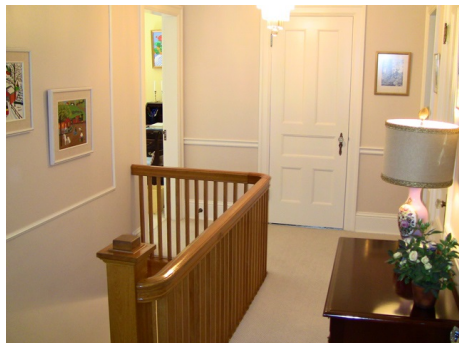
Vintage Master Ensuite



2nd Bedroom



3rd Bedroom



Upstairs Hallway



Family Bath

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4th Bedroom (above garage)



4th Bedroom has its own bath



Basement Den or Office space



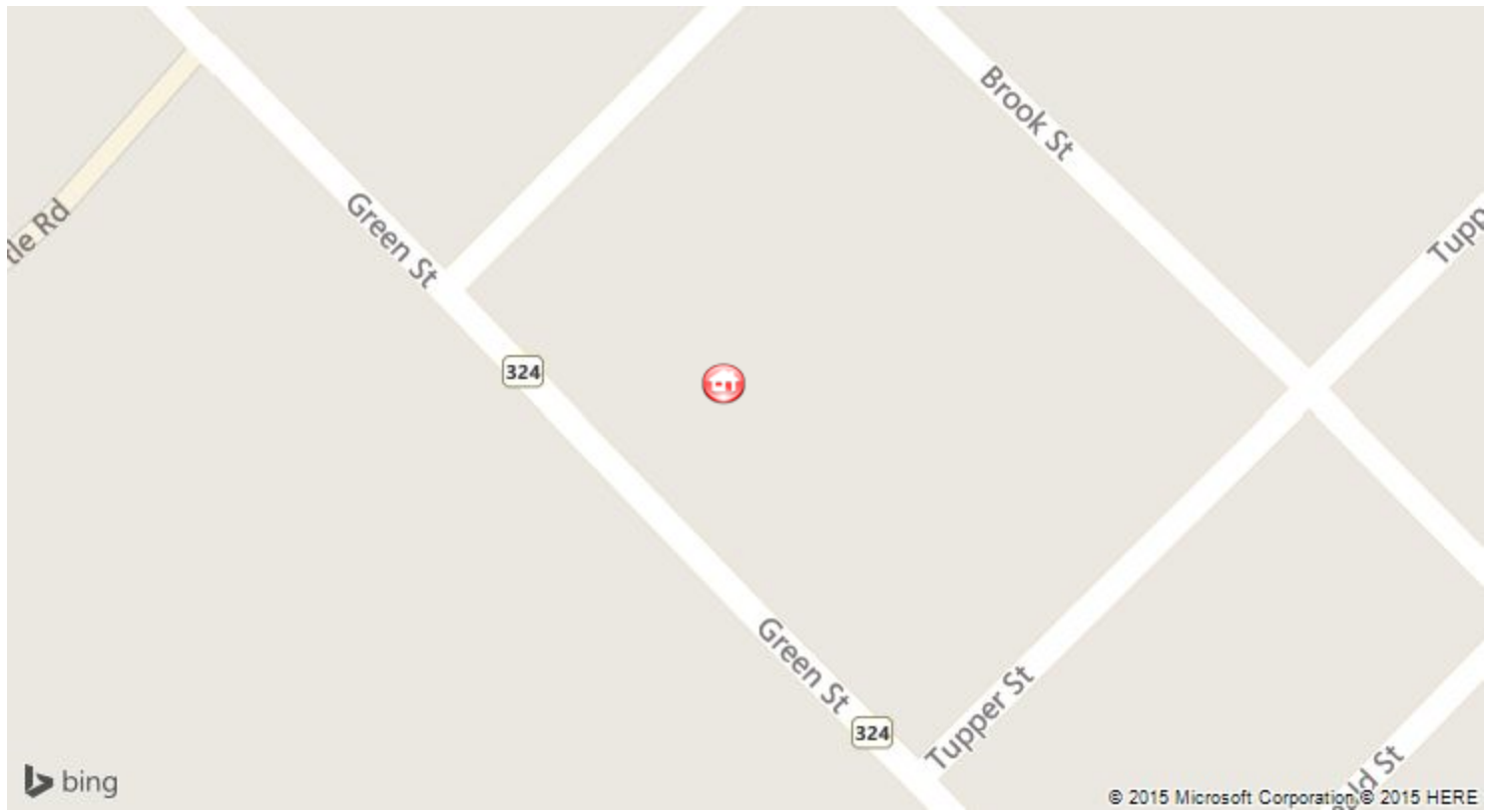
WELCOME HOME!



A fine Lunenburg location.



Large 25000 sq ft town lot



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