



56 Dufferin St - Lunenburg

[Virt Tour URL](#)

**Open House Date:**

**Start Time:**                      **End Time:**

**Closing Date**

**Possession** negotiable

**Price** \$299,000

**Status** ACTIVE



**MLS #** 201510687

**PID #** 60056041

**PID #2** 60056058

**PID #3**

**Address** 56 Dufferin Street

**Community** Lunenburg

NS B0J 2C0

**Legal Description**

**Road** Public  
**Lot Size** 10,700 sq ft (.25 acres)      **Acres**  
**Waterfront** No  
**Water Frontage Type**  
**Water Access/View** /  
**Square Footage** 1,670  
**Total Fin SqFt (TLA)** 1,670  
**Building Dimensions** irregular  
**Zoning** RES

**District** 405-Lunenburg County  
**Sub-District** B1  
**Elementary** Bluenose Academy  
**Middle/Jr** Bluenose Academy  
**High** Park View Education Centre  
**Fr Imm Elem** Centre scolaire de la Rive Sud (P-12)  
**Fr Imm Mid** Centre scolaire de la Rive Sud (P-12)  
**Fr Imm High** Centre scolaire de la Rive Sud  
**Other** South Shore Waldorf School & Kindergarten

**Property Overview** The "Griffiths House" is a classic Lunenburg residence. On beautiful tree-lined Dufferin St, this striking Victorian (c. 1886) is handsomely adorned w/ a pair of 3-sided bays, original brackets & window hoods, & a graceful mansard roof w/ gabled dormers on all sides. Lovingly restored & cared for with sensitive updates melding the functional living of today with the essence of Victorian elegance. Refinished wide plank floors, high ceilings, crown mouldings & medallion. Charming country Kitchen, 3 Bedrooms with dormer windows, a unique "Jack-n-Jill" walk-in closet adjoining two bedrooms, and 2 full baths, including one conveniently located on the main floor. Natural light floods the 2nd floor landing which features a small library area. The sunny Master Bath with its original claw-foot tub enjoys a prominent spot in the front bay. And a full basement with re-pointed granite stone foundation plus an accessible attic provide ample storage space. Outside, there's off-street parking for two vehicles. A new back deck doubles as convenient access to the back Mud Room and Kitchen from the drive. And, what dog wouldn't love the huge terraced and fenced back yard which backs onto the tranquil Lunenburg Back Harbour Walking Trail? Fully insulated & Energy-Star® windows throughout makes for energy efficiency & comfort. The Griffith's House is truly a home that allows one to enjoy period elegance without

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

**Heat/Cool** Baseboard, Forced Air, Furnace  
**Fuel Type** Electric, Oil  
**Water** Municipal  
**Sewage** Municipal  
**Utilities** Cable, Electricity, High Speed Internet, Telephone  
**Rental Equip.** None

**Exterior** Wood Siding  
**Garage**  
**Driveway/Pkg** Gravel  
**Basement** Full, Undeveloped  
**Foundation** Stone  
**Features** Deck, See Remarks  
**Roof** Asphalt Shingle  
**Flooring** Ceramic, Softwood

**Inclusions** stove, fridge, dishwasher, washer & dryer, window treatments

**Exclusions** microwave

**Directions to Property** Town of Lunenburg on Dufferin Street approach to "Old-Town". Realty sign posted.

**AG Bedrm** 3      **BG Bdrm** 0      **#** 3  
**F Baths** 2      **H Baths** 0      **T** 2  
**Master On Main Floor? Y/N**  
**Building Age** 130      **Yr Built** 1886

**Sign** Yes      **HST** Exempt from  
**Lockbox** Yes      **PCDS** Yes  
**Migrated** Yes  
**Rental Income** No

**Garage** No  
**Details**

Floor	Room	Size
Main Floor	Living Room	15' x 13'
Main Floor	Dining Room	13'6" x 11'6"
Main Floor	Kitchen	13'6" x 11'
Main Floor	Bath 3	9' x 7'
Main Floor	Foyer	17' x 6'
Main Floor	Porch	6' x 3'
Main Floor	Mud Room	9' x 5'6"

Floor	Room	Size
2nd Level	Master Bedroom	13'6" x 11'
2nd Level	Bedroom	13'6" x 9'
2nd Level	Bedroom	12' x 11'
2nd Level	Bath 3	9'6" x 9'
2nd Level	OTHER	12' x 8' (upper landing)
Basement	Storage	27'6" x 22'

Floor	Room	Size

**Monthly Condo Fee**      **Condo Corp #**

**Charges**      **Association Fees**      **Fees**

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



**Compliments of** CYNTHIA DIAL - Main: 902-298-0332  
**Email** [info@OceanHomesNovaScotia.com](mailto:info@OceanHomesNovaScotia.com)  
**Company Name** COASTAL WINDS REALTY LTD. - 14238



MLS # 201510687

List Price \$299,000

Status: ACT

Class: RE

Address 56 Dufferin Street

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

COASTAL WINDS REALTY LTD. - 14238



56 Dufferin St - Lunenburg



WELCOME HOME!



Beautiful & bright foyer



Large Living Room w Bay Window



High ceilings & cove mouldings



Living Rm looking to Dining Rm



Built-in corner cabinet.



A pretty country Kitchen.



Ample counter & cupboard space



Kitchen thru to Dining Rm



Main floor full bath.



Let's have a look upstairs...

Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board

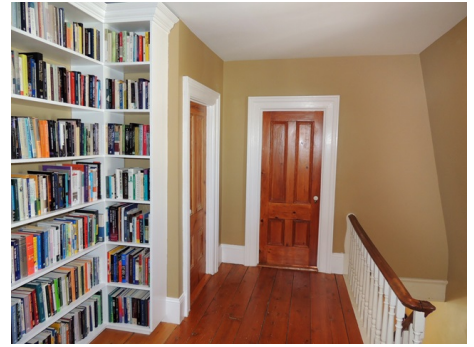




Spacious open upper hall.



Gorgeous softwood floors.



Upper Hall Library.



2nd floor full bath with...



...lots of natural light.



Classic clawfoot detail.



Master Bedroom



Master looking into walk-in...



Jack-n-Jill walk-thru closet



2nd Bedroom...



...currently serves as Library



3rd Bedroom (or office)



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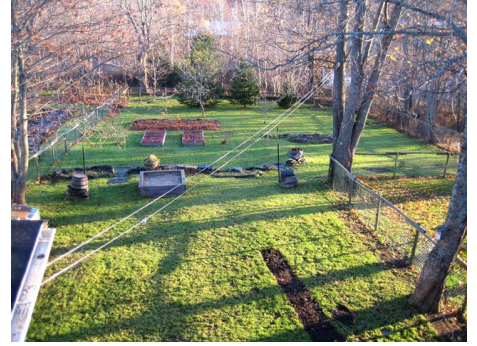
PID # 60056041



Excellent attic storage space.



A sprawling backyard



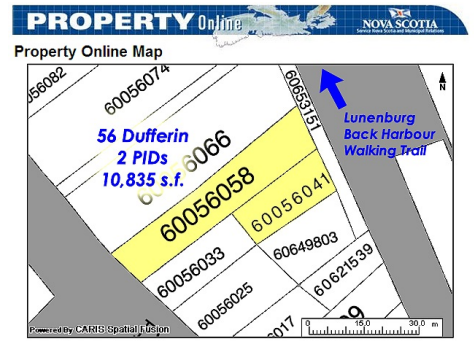
Completely fenced yard



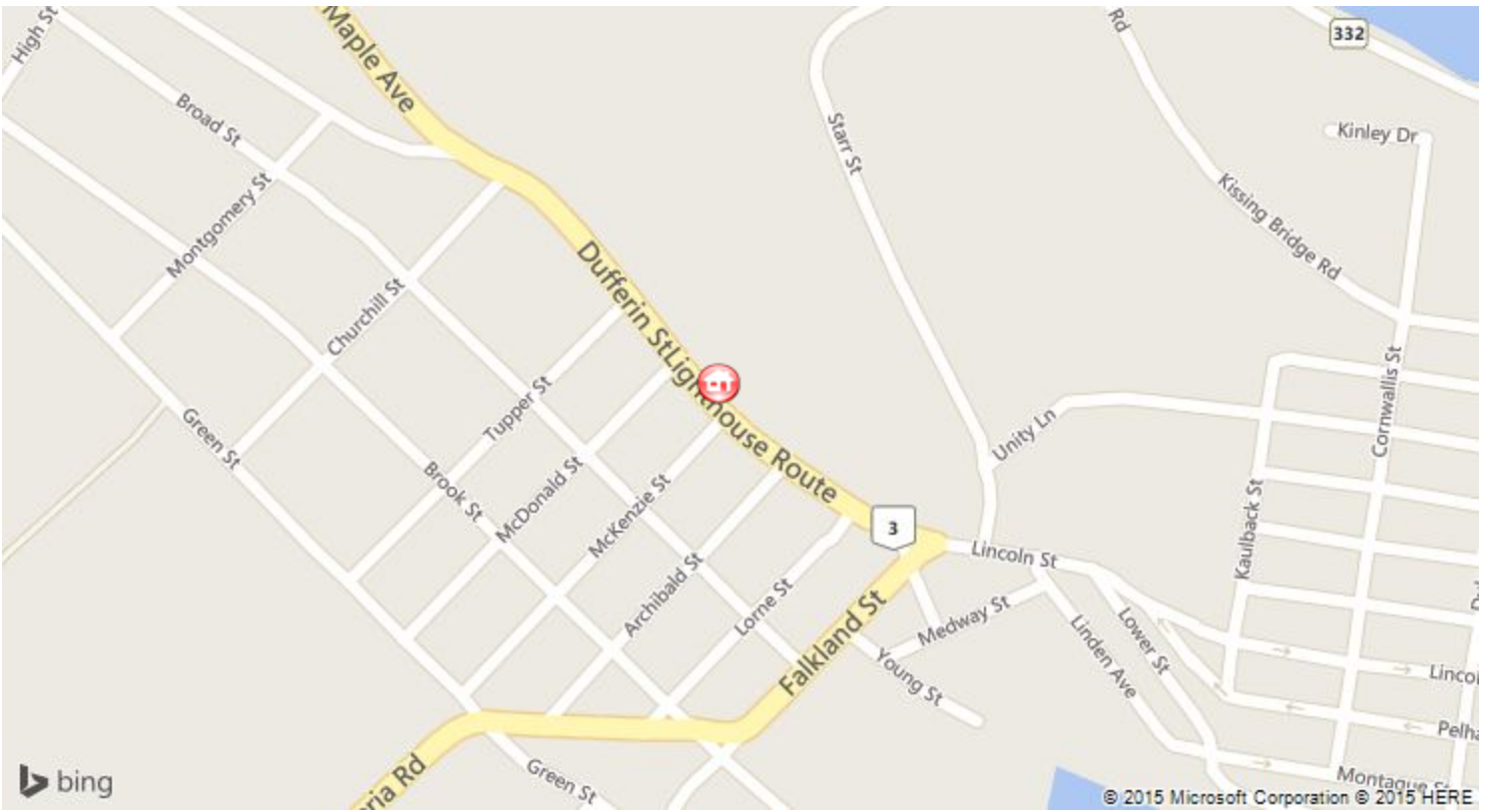
The Griffith's House - c. 1890



A great central location



2 parcels included.



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