



Price \$280,000
Status ACTIVE

MLS # 201511185
PID # 60060092
PID #2
PID #3

Address 58 Hopson Street
Community Lunenburg NS B0J 2C0
Legal Description Old-Town Lunenburg

Road Public
Lot Size 3000 sq ft **Acres**
Waterfront No
Water Frontage Type
Water Access/View /
Square Footage 2,224
Total Fin SqFt (TLA) 2,680
Building Dimensions 35 x 29.10 plus bays
Zoning OTR

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

[Virt Tour URL](#)
Closing Date
Possession negotiable
Selling Price

Property Overview The quintessential Lunenburg home, with that classic Lunenburg aesthetic, right down to the signature "bump". Loaded with original detail and character, inside and out. Striking street presence with architectural features intact, and an interior to match with softwood floors, wide baseboard, window & door trims, high ceilings with plaster cornices & ornate medallions, and an elegant staircase that leads all the way to the attic! But this home is so much more than an homage to pretty Victorian detailing and craftsmanship; it is a fully modern home with extensively updated systems. Let's start with the excellent hot water heating system with beautiful refurbished cast iron rads (with individual heating controls) and in-floor radiant on the lower level. Ensuring additional comfort and efficiency are the insulated walls and ceilings, toasty woodstove, and new windows. Electrical and plumbing are up to date, even the chimneys have been rebuilt from top to bottom. 58 Hopson also features a fully self-contained in-law suite on the lower level, with full sized windows and outstanding natural light - an extremely rare offering for a Lunenburg character home! The fully fenced outdoor space features low-maintenance landscaping and a shady patio deck, plus a newly built garden shed for tools and toys. What more could you ask for!

Type Single Family
Style Detached
Bldg Style 2 Storey
Title to Land Freehold
Property Size Under 0.5 Acres
Land Features Landscaped, Fenced
Appliances Cooktop, Range, Dishwasher, Dryer, Washer, Refrigerator

Heat/Cool Furnace, Hot Water, In Floor, Radiant,
Fuel Type Oil, Wood
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None

Exterior Wood Siding
Garage None
Driveway/Pkg Gravel
Basement Full, Partially Developed, Walkout
Foundation Stone
Features Patio, Secondary Suite, Wood Stove(s), See Remarks
Roof Asphalt Shingle
Flooring Ceramic, Softwood

Inclusions fridge, stove, dishwasher, washer & dryer, window treatments, piano, cream painted armoire in child's Bedroom, garden shed, apartment appliances (cooktop & small fridge)
Exclusions
Directions to Property Town of Lunenburg, Old-Town District. Corner of Hopson and Fox Streets.

AG Bedrm 4 **BG Bdrm** 1 **#** 5
F Baths 2 **H Baths** 1 **T** 3
Master On Main Floor? Y/N
Building Age 125 **Yr Built** 1890

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

Garage No
Details

Floor	Room	Size
Main Floor	Living Room	13.2 x 13
Main Floor	Dining Room	13.1 x 13
Main Floor	Family Room	13 x 12.9
Main Floor	Kitchen	13 x 12.9
Main Floor	Porch	6.8 x 6.8
Main Floor	Foyer	21 x 6.8
Main Floor	Mud Room	7.8 x 4.8

Floor	Room	Size
Main Floor	Bath 2	4.2 x 3 (2-pc)
2nd Level	Bedroom	13.2 x 13
2nd Level	Bedroom	13.3 x 13
2nd Level	Bedroom	13 x 12.9
2nd Level	Bedroom	13 x 12.9 (with Laundry)
2nd Level	Bath 4	6.9 x 6.8 (4-pc)
2nd Level	Den/Office	9.9 x 6.8

Floor	Room	Size
Lower Level	Living Room	16 x 12.2 (Bed/Sitting)
Lower Level	Kitchen	11.8 x 11
Lower Level	Bath 3	6.3 x 5.9
Lower Level	Storage	13 x 10
Lower Level	Utility	11.6 x 10

Monthly Condo Fee **Condo Corp #**
Charges **Association Fees** **Fees**

Listing Office COASTAL WINDS REALTY LTD. - 14238



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Company Name COASTAL WINDS REALTY LTD. - 14238



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Class: RE

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Community LUNENBURG

Province NS

Postal Code B0J 2C0

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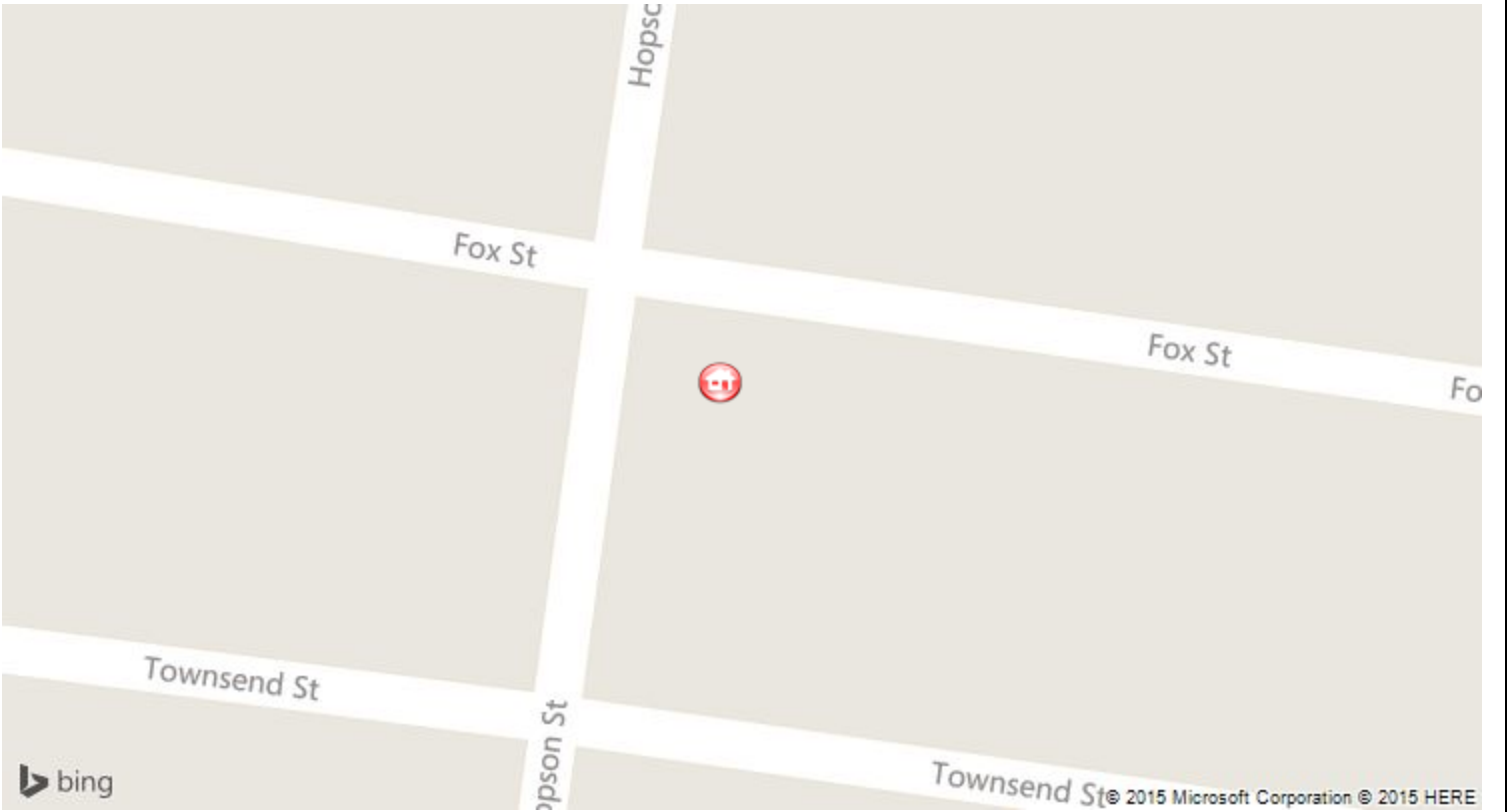


Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board



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