



MLS Client View - RESIDENTIAL

| | | | |
|-----------------------|----------------------|------------------------------|--------------------------|
| MLS # | 201502459 | Number of Bedrooms | 7 |
| PID # | 60589751 | Master On Main Floor? | |
| Additional PID | No | Full Baths | 6 |
| Type | Single Family | Half Baths | 1 |
| Listing Status | ACTIVE | Building Age | 127 |
| Listing Price | \$695,000 | Total Fin SqFt (TLA) | 4,650 |
| Selling Price | | Square Footage (MLA) | 4,650 |
| Address | 42 Falkland Street | Building Dimensions | 60 x 31.7 (approx) |
| Address 2 | | Lot Size | 10,954 sq ft (.25 acres) |
| Community | Lunenburg | Garage | No |
| District | 405-Lunenburg County | Waterfront | No |
| Sub-District | B1 | | |
| Style | Detached | | |

Directions to Property

Town of Lunenburg, Falkland Street between Victoria Rd and Broad Street.

[Virt Tour URL](#)



Closing Date

General Property Information:

| | | | | | | |
|-----------------------------------|--|-------------------------------------|--|------------------|--------------|--------------------------|
| Prop Knwn As /Bdy of Water | Lunenburg Harbour | Elementary School | Bluenose Academy | ROOM TYPE | LEVEL | ROOM |
| Water Frontage Meas | | Middle/Jr High School | Bluenose Academy | Porch | Main Floor | 14 x 4.10 |
| Water Frontage Units | | High School | Park View Education Centre | Foyer | Main Floor | 14.7 x 14 |
| Zoning | RES | Fr Imm Elementary School | Centre scolaire de la Rive Sud (P-12) | Living Room | Main Floor | 17 x 15.8 plus Bay |
| Inclusions | Fully furnished -- Chattels List available. Plus commercial garland propane range (6-burner plus griddle), fridge, dishwasher, upright freezer, washer & dryer, 6 air-conditioners, window treatments, wall-mounted headboards (excluding family suite headboard). | Fr Imm Middle/Jr High School | Centre scolaire de la Rive Sud (P-12) | Living Room | Main Floor | 17.6 x 12.7 plus Bay |
| Exclusions | Headboard in Family Suite main Bedroom. | Fr Imm High School Other | Centre scolaire de la Rive Sud | Dining Room | Main Floor | 20 x 14.3 + 8.10 x 3 |
| | | Garage Details | South Shore Waldorf School & Kindergarten | Kitchen | Main Floor | 22.4 x 19 (with Family) |
| | | Parking Details | none | OTHER | Main Floor | 9.3 x 5 (Pantry) |
| | | Rental Income | gravel circular driveway (front of house - Falkland St); gravel double driveway (back of house - Lorne St) | Bath 2 | Main Floor | 5.9 x 4 (2-pc) |
| | | Mini/Mobile CSA /ABS# | | Laundry | Main Floor | 10.10 x 4.9 |
| | | Mini/Mobile Serial # | | Storage | Main Floor | 17.6 x 10 |
| | | | | Bedroom | 2nd Level | 15.7 x 14.7 (w/ |
| | | | | Bedroom | 2nd Level | 14.2 x 11.6 |
| | | | | Bedroom | 2nd Level | 14.2 x 11.9 (w/ ensuite) |
| | | | | BEDRM | 2nd Level | 14.10 x 11.6 (w/ |
| | | | | BEDRM | 2nd Level | 13.3 x 11 +jog (w/ |
| | | | | BEDRM | 3rd Level | 16.4 x 14 (w/ ensuite) |
| | | | | BEDRM | 3rd Level | 16.9 x 15.5 (w/ |
| | | | | DEN | 3rd Level | 11.7 x 10.9 plus jog |

Property Overview

In a town recognized for its stunning historic architecture, Ashlea House shines as a jewel among many fine gems. Built in 1887, the impressive 2.5 storey residence is one of Lunenburg's most recognized landmark homes. An eclectic blend of architectural styles including Victorian, Italianate & Gothic, the striking façade incorporates a covered veranda with gazebo, arched windows, projecting bays, and ornate 'gingerbreaded' gables. Crowning it all, a roof-top widow's walk that offers 360 degree views of the town and its famous harbour. Inside, a magnificent front foyer with winding staircase & stained glass evokes a sense of grandeur. Two gracious main floor parlours are beautifully proportioned with large bays, soaring 11' ceilings, sumptuous plaster cornices & ceiling medallions, exquisite mantels, and layers of history in every detail. Entertain like never before with an expansive formal dining room that can happily accommodate a table for 20! At the back, a spacious kitchen open to comfy family room with propane stove, laundry room, half bath & large storage room. The sizable home offers 7 large bedrooms and 6 bathrooms over the 2nd and 3rd floors, upper office and sitting room with access to private roof deck. And let's not forget about location. The Tennis Club, Rec Centre, Farmers Market and Golf Course are just down the street, and a 5 minute stroll along the scenic waterfront walking trail brings you to all the amenities of the downtown core.

Property Features

| | | | |
|-----------------------------|--|----------------------------|--|
| BUILDING STYLE | 2.5 Storey | GARAGE | None |
| PROPERTY SIZE | Under 0.5 Acres | DRIVEWAY | Circular, Double, Gravel, Multi |
| BASEMENT | Full, Undeveloped | /PARKING | |
| FOUNDATION | Stone | FEATURES | Deck, Patio, Alarm System, Ensuite Bath, Air Jet Tub, Gas Stove(s), Propane Fireplace, See Remarks |
| EXTERIOR FINISH | Wood Siding | APPLIANCES INCLUDED | Range - Gas, Dishwasher, Dryer, Washer, Freezer - Stand Up, Refrigerator |
| ROOF | Asphalt Shingle | RENTAL EQUIPMENT | Propane Tank |
| FLOORING | Ceramic, Hardwood, Softwood | WATER ACCESS | View: Bay, View: Harbour, View: Ocean |
| HEATING/COOLING TYPE | Baseboard, Furnace, Hot Water, Stove | /VIEW | |
| FUEL TYPE | Electric, Oil, Propane | LAND FEATURES | Landscaped, Sloping/Terraced, Year Round Road |
| WATER SOURCE | Municipal | COMMUNITY | Golf Course, Park, Playground, Recreation Center, School |
| SEWAGE DISPOSAL | Municipal | FEATURES | Bus Service, Shopping |
| UTILITIES | Cable, Electricity, High Speed Internet, Telephone | | |



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RED DOOR REALTY - 16940



List Office **RED DOOR REALTY - 16940**

MLS # 201502459

List Price \$695,000

Status: ACT

Class: RE

Address 42 Falkland Street

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

RED DOOR REALTY - 16940



ASHLEA HOUSE ~ 42 Falkland St



Magnificent front foyer



Expansive front Parlour



11' ceilings. Plaster cornices



Tall Pocket Doors



Broad Bay Windows in Parlours



Formal Dining Room



Entertain like never before!



Kitchen w/ commercial range



Large central island



Family Room with woodstove



Gorgeous Winding Staircase

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



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



3rd floor office



3rd floor Sitting Room/Den

MLS # 201502459

PID # 60589751



3rd floor walk-out to...



Original 'gingerbread' detail.



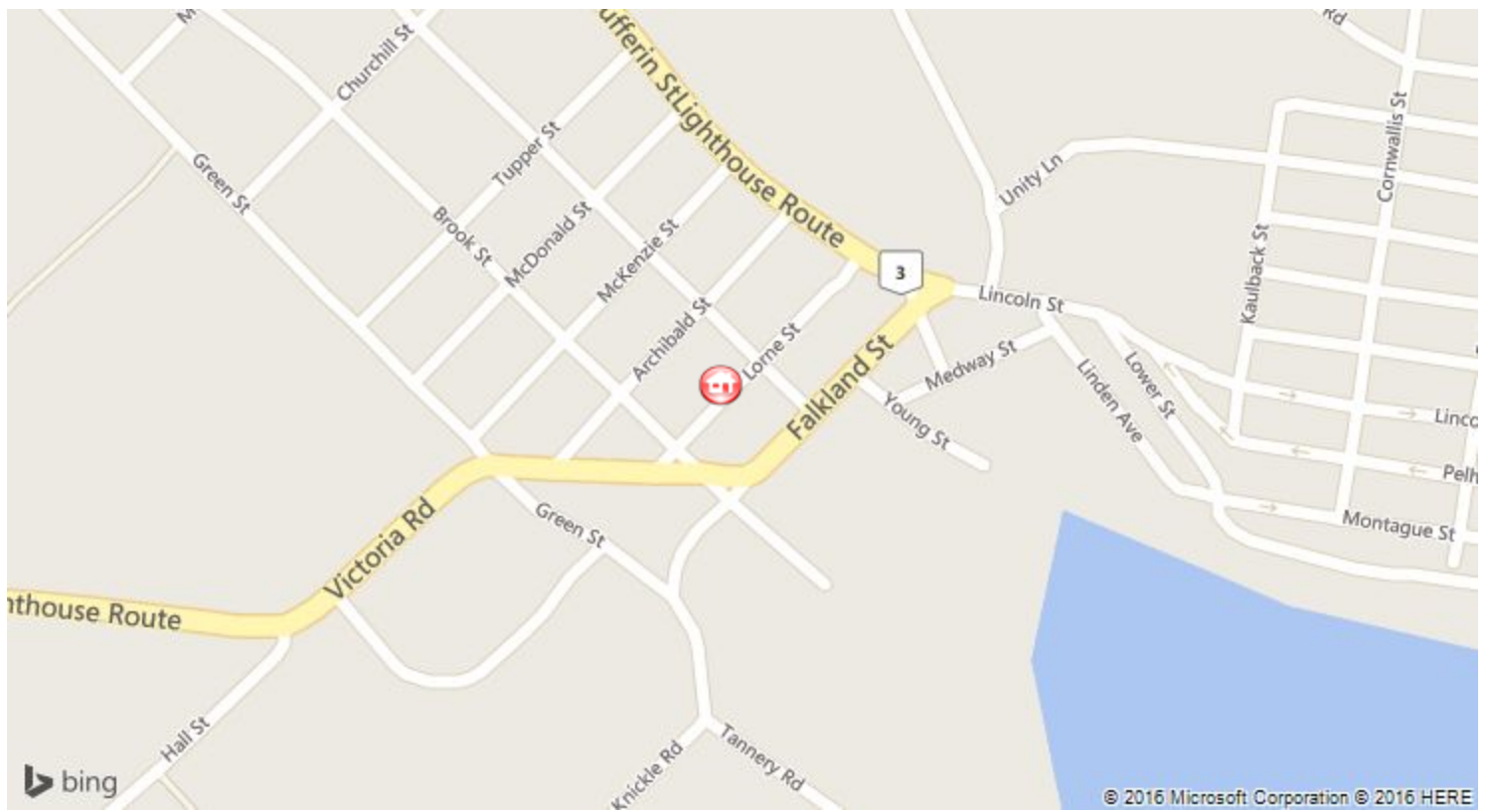
Roof-top 'widow's walk'



A bird's eye view!



View over Lunenburg



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