

## 108 Green Street, Lunenburg



### A Prominent Lunenburg Residence!

**\$399,900**

This graceful Lunenburg residence has been in the same family since it was built as their showpiece in 1936. The prominent Smith families, founders of Highliner & builders of the famous Bluenose, positioned their new home on one of the nicest lots in "New Town", boasting over half an acre of mature trees & park-like lawns, set back & elevated above Green St on a block of other outstanding homes of the same period. The 4 bedroom/4 full bath home features hardwood floors throughout, fine woodwork & period details galore. The Living Room features a traditional fireplace, the adjoining Den enjoys windows on 3 sides, and the formal Dining Room has a pretty built-in China cabinet. The vintage Kitchen is as stylish & functional today as ever with its original stainless steel countertops, Italian glass tile, & checkerboard tile flooring. Rare in a house of this vintage is a convenient 1st floor full bath & separate laundry room. Upstairs, find 3 generous bedrooms including a spacious & sunny Master which enjoys a full ensuite. Above the garage and with its own private staircase are what were once the maid's quarters, ideal today for the live-in in-law or independent teen. This special space features a cozy bedroom overlooking the back gardens, a small sitting room/office, and its own full bath. The basement is a delightful surprise with a finished Rec Room/Den w/ fireplace and the heated double garage provides plenty of room for the car & the toys. 108 Green Street is a remarkable property with a proud history. Aren't you curious?



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#### Property Highlights

**Age ±:** 1936

**Lot Size:** 24,759 sq ft (.57 acre)

**Floor Space:** 2780 sq ft

**Bedrooms:** 4

**Bathrooms:** 4

**Flooring:** hardwood, carpet, rubber tile

**Heating:** oil-fired hot water,  
wood-burning fireplace

**Parking:** concrete parking for multiple  
vehicles

**Garage:** double, attached, heated

**Features:** in-law suite, alarm system,  
ensuite

**Fireplace/s:** two: wood-burning

**Taxes:** \$4,885 (2016)

#### Rooms

Living Room: 20' x 13.5' (Main)

Dining Room: 12.5' x 12' (Main)

Family Room: 16' x 14' (Main)

Kitchen: 12.5' x 11' (Main)

Bath (3-pc): 10' x 4' + 6' x 3' (Main)

Laundry: 8.5' x 8' (Main)

Foyer/Hall: 21' x 4' + 9' x 3.5' (Main)

Master Bedroom: 17.5' x 13.5' (2nd)

Master Ensuite (4-pc): 10' x 8' (2nd)

Bedroom: 12.5' x 12' (2nd)

Bedroom: 12.5' x 10.5' (2nd)

Bedroom: 10.5' x 8.5' (2nd)

Main Bath (4-pc): 7' x 6' (2nd)

Bath (4-pc): 7.5' x 4' (2nd)

Office: 7.5' x 6.5' (2nd)

Upper Hall: 14' x 4' (2nd)

Rec Room/Den: 18.5' x 12' (Lower)

#### Directions

Town of Lunenburg, Green Street. Look for  
the Red Door Realty sign!