

## 178 Pelham St, Lunenburg



### A Lunenburg Classic with Harbour Views!

**\$269,900**

The quintessential feature of classic Lunenburg architecture is the iconic "bump". This striking & well-maintained home features an ornate facade boasting not just one bump, but two! And on the harbour-side of the house, there is even a 3rd! Not only are these bumps aesthetically pleasing from the outside, but they create wonderful inside spaces with angles and natural light, and afford interesting views out to sea, or up and down the beautiful town streetscapes. A gorgeous entry/foyer greets you with all the original woodwork, plaster cornices & medallion, and winding staircase. Front-to-back Living Room features wood-burning fireplace and adjoins the Dining Room with built-in corner cabinet. Side ell adds to the living space and incorporates the Kitchen with Half Bath/Laundry and walk-out to deck, with Master Suite above. Upstairs, 2 more Bedrooms, a spacious and sunny Den/Common Room with outstanding water views, and Main Bath. The very useful and fully insulated attic is a space tempting enough to convert to additional living space or cozy office/den. There's lots of potential in the full height basement which has a small workshop and a generous sunny room with walk-out to back yard. Private back yard with patio area, plus a fabulous detached garage with loft...an absolute rarity in Old-Town! Many improvements and upgrades over the years, including updated wiring w/ 200 Amp service, many newer windows, insulated attic, and a brand new (Nov, 2014) state-of-the art high-efficiency propane furnace!



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### Listing Agents

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#### Property Highlights

**Age ±:** c. 1884

**Lot Size:** 4305 sq ft

**Floor Space:** 2200 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** hardwood, softwood, carpet, cushion

**Heating:** propane furnace, hot water radiators

**Parking:** paved driveway

**Garage:** detached, single (20' x 12'6")

**Services:** electricity, phone, cable, high-speed internet (FibreOP available)

**Features:** harbour view deck, ensuite,

**Fireplace/s:** wood burning fireplace

**Taxes:** \$2,821 (2014)

#### Rooms

Living Room: 14'4" x 12'3" + Bay (Main)

Den: 14' x 11' (Main)

Dining Room: 13'7" x 12'10" (Main)

Kitchen: 16'4" x 8' + 9' x 7'8" (Main)

Foyer/Hall: 12' x 6'6" (Main)

Bath (2-pc): 7' x 3'10" (Main)

Master Bedroom: 15'9" x 14' (2nd)

Master Ensuite (3-pc): 5'3" x 5'2" (2nd)

Bedroom: 15' x 13'6" + Bay (2nd)

Bedroom: 12'4" x 10'9" + Bay (2nd)

Bath (4-pc): 11' x 7' (2nd)

Sitting Room: 13'7" x 8'9" (2nd)

Office: 14' x 10' (Lower)

Workshop: 11'5" x 7'2" (Lower)

#### Directions

Old-Town Lunenburg. Pelham Street between Hopson and Kempt Streets. Look for the Coastal Winds Realty sign!