

227 Pelham St, Lunenburg



Poised on Pelham

\$367,000

Taking its place amidst a collection of other fine Lunenburg heritage homes, 227 Pelham sits proudly above the street with a variety of options inside and out to take in the pretty streetscape and interesting views towards Lunenburg's famous front harbour. The property extends street to street and the recent addition of a flagstone patio at the back creates privacy under the dappled shade of a large maple. Inside, original woodwork on the main level, hardwood floors and stained glass harken to the home's 1915 beginnings but the new custom kitchen with granite and butcher block countertops is a fitting contemporary enhancement. The kitchen adjoins a charming 3-season sunroom where you'll enjoy watching the carriage horses trotting to and from work each day throughout the summer. A pair of beveled glass French doors separates the paneled formal dining room from the spacious living room with large bay window. The house has 4 bedrooms, one with access to front and back decks. The cherry on top is a cozy den/media room in the walk-up attic. A terrific family home or a wonderful seasonal residence with room enough to invite friends to stay.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 1915

Lot Size: 5382 sq ft

Floor Space: 2300 sq ft

Bedrooms: 4

Bathrooms: 1.5

Flooring: hardwood, softwood, carpet, ceramic

Heating: oil-fired furnace, hot water radiators

Water: municipal

Sewer: municipal

Parking: double, gravel

Services: electricity, phone, cable, high speed internet (FibreOp available)

Features: harbour/ocean views, front and back 2nd floor decks, enclosed lower level verandah/sunroom.

Zoning: residential

Taxes: \$3,295 (2014)

Rooms

Living Room: 15' x 14'6" + Bay (Main)

Dining Room: 13'7" x 10'6" (Main)

Kitchen: 16'5" x 12'5" (Main)

Foyer/Hall: 16'4" x 7' (Main)

Coat Closet: 4' x 3'4" (Main)

Half Bath/Laundry: 7'9" x 6'8" (Main)

3-season Sunroom: 13'3" x 6' + 10'6" x 6'4" (Main)

Bedroom: 13'8" x 12'2" (2nd)

Bedroom: 12'6" x 12'6" (2nd)

Bedroom: 11' x 10'7" (2nd)

Bedroom: 12'3" x 5'9" + 6'9" x 4'4" (2nd)

Bath (4-pc): 9' x 6'5" + Nook (2nd)

Upper Hall: 9'8" x 6' (2nd)

Den/Office: 15'8" x 12'10" + 5'x4'10" (3rd)

Storage: 7'7" x 7' (3rd)

Directions

Town of Lunenburg, Pelham St between Kempt St and Sawpit Rd (at Blockhouse Hill end of town). Look for the Coastal Winds Realty sign!