

## 13 Young Street, Lunenburg



### Picture Perfect!

**\$278,500**

Peaceful Young Street is a lovely neighborhood of just 6 character homes on a dead-end street with almost no traffic, an abundance of mature trees, and easy access to the walking path that leads to waterfront amenities. Tucked away in this quaint little enclave separating Old and New Towns is this charming home built in 1905 by Carpenter/Shipbuilder James Arenburg. The house is architecturally intact and shows little sign of wear for all its 110 years. A welcoming front verandah leads to a delightful interior featuring surprisingly large principal rooms, an abundance of natural light, and great flow for entertaining. The majority of the house has its original hardwood floors, woodwork and trim in excellent condition. In addition to the large living, dining room and kitchen on the main floor there is also a sunroom at the back of the house and another private space set off to the side, nicknamed the 'Captain's Room'. Either of these bonus rooms could be used as an occasional main floor bedroom for visitors. On the second floor are 2 large bedrooms, each with their own ensuite. The Master Bedroom and its bath are linked by a handy dressing room with walk-out to a small balcony offering a glimpse of the harbour. Outside, a very manageable yard, paved drives at both the front and rear of the house, plus an in-ground garage. Numerous upgrades including many newer windows, new furnace, updated wiring, etc.



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### Listing Agents

**Cindy Dial** C: 902-298-0332  
E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

**Adam Dial** C: 902-298-0336  
E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

### Property Highlights

**Age ±:** c. 1905

**Lot Size:** 4,672 sq ft

**Floor Space:** 2170 sq ft

**Bedrooms:** 2

**Bathrooms:** 2.5

**Flooring:** hardwood, carpet, laminate, lino  
**Heating:** oil-fired hot water radiators & baseboards, electric baseboards

**Water:** municipal

**Sewer:** municipal

**Parking:** 2 paved driveways (front & back)

**Garage:** in-ground single

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

**Features:** 2nd floor balcony, main floor laundry

**Zoning:** residential

**Taxes:** \$2,965 (2014)

### Rooms

Living Room: 13.8 x 13.3 + bay (Main)

Dining Room: 15.7 x 12 + jog (Main)

Kitchen: 15 x 12 (Main)

Sunroom: 13.4 x 10.3 (Main)

Den/Office: 13 x 7.3 (Main)

Foyer/Hall: 16.10 x 6.9 (Main)

Powder Room (2-pc): 6 x 3.1 (Main)

Laundry: 5.7 x 5.5 (Main)

Back Entry/Mud Room: 10.3 x 4.7 + 9.1 x 4.3 (Main)

Master Bedroom: 13 x 11.10 + jog (2nd)

Master Dressing Room: 9.7 x 8.9 (2nd)

Master Ensuite (4-pc): 12.2 x 6 (2nd)

Bedroom: 13.9 x 10.4 + jog (2nd)

Ensuite (4-pc): 8 x 4.10 (2nd)

Upper Hall Sitting Area: 10x7 + 6x5.8 (2nd)

Workshop: 18 x 9 (Lower)

### **Directions**

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TOWN OF LUNENBURG. Entrance to Young street is located off Falkland Street, between Station Lane and the Lunenburg Foundry. Look for the Coastal Winds Realty sign!