

103 Broad St, Lunenburg



What a Lovely Surprise! \$189,900

Family-Friendly or Retirement-Ready, this solidly built 1950's English Cottage style home is larger than it looks from the street, and a real surprise inside! 1760 sq ft of living space on 2 levels, with 4 bedrooms, including Master on main level, offering one-level living. Large Living Room adjoins Dining Room, a fresh & bright kitchen, and main floor full bath. Three more Bedrooms on the 2nd floor and more storage space than one really deserves. The basement has excellent height and a walk-out to the side yard. A unique home on a large corner lot in a quiet neighbourhood; perfect for young families and retirees alike. The house sits back and is sheltered from the street by a stand of mature spruce trees and a majestic old oak with an expansive and sunny yard at the back. Completely rewired in 2011, new 'Roth' oil tank, the home is solid and perfectly livable now, but with a few cosmetic updates (paint colors, flooring, etc), this well laid out home could easily be transformed into a chic contemporary residence ready for the pages of designer magazines.



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www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 1954
Lot Size: 12,690 sq ft
Style: 1.5 Storey
Floor Space: 1760 sq ft
Bedrooms: 4
Bathrooms: 1
Flooring: carpet, cushion/linoleum, lino tile
Heating: oil-fired forced hot air
Water: municipal
Sewer: municipal
Parking: 2 paved driveways
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Zoning: residential
Assessment: \$177,400 (2014)
Taxes: \$2,269 (2014)

Rooms

Living Room: 19.8 x 12.2 (Main)
Dining Room: 12.2 x 9.4 (Main)
Kitchen: 15.4 x 9.4 (Main)
Master Bedroom: 13.2 x 12.6 (Main)
Bath (4-pc): 9 x 6.8 + jog (Main)
Foyer/Hall: 9.6 x 7.3 (Main)
Back Mudroom: 6.10 x 5 (Main)
Bedroom: 20 x 12.3 (2nd)
Bedroom: 12.3 x 11.5 (2nd)
Bedroom: 12.3 x 8.2 (2nd)

Directions

"New-Town" district of Lunenburg. Corner of Broad and Churchill Streets. Look for the Coastal Winds Realty sign!