

70 King St, Luenburg



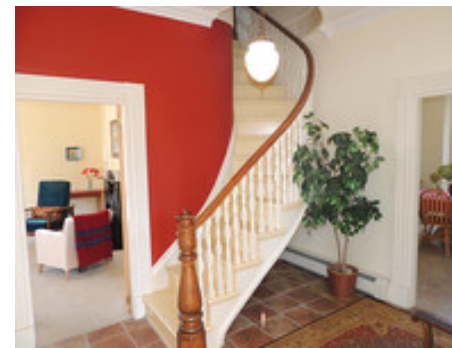
Wonderful Family Home

\$230,000

Built as the Presbyterian Manse in 1883, this spacious family home sits on a double corner lot at the crest of King St in quiet Old-Town. An architecturally interesting exterior features Mansard roof with dormers, bay windows and large side ell. A light flooded interior boasts original character, including heavily trimmed windows & doors, stone & wood mantels, high ceilings with crown mouldings & plaster medallions, and a stunning curving staircase. The 2800 sq ft of living space is well laid out with large principle rooms, kitchen with walk-out access to a large back yard, 1 full and 2 half baths, a couple of options for office/den, and 4 generous bedrooms, plus craft/hobby room on the 2nd floor. The unique floorplan is well suited to home office or professional practice, or a potential secondary suite for in-laws or income, complete with its own entry and 2nd stairway. Lots of space for a growing or extended family, or a work-from-home household. Convenient in-town location, an easy walk to downtown.



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Listing Agents

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Property Highlights

Age ±: c. 1883

Lot Size: 4800 sq ft

Style: 2 Storey Victorian w/ Mansard

Floor Space: 2800 sq ft

Bedrooms: 4

Bathrooms: 1.5

Flooring: softwood, ceramic, cushion, carpet

Heating: oil-fired furnace, hot water baseboards

Water: municipal

Sewer: municipal

Parking: off-street parking for 2 vehicles

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

Features: Double Lot, In-law suite potential

Outbuildings: garden shed

Zoning: Old-Town Residential

Taxes: \$2937 (2014)

Rooms

Living Room: 16 x 15 (Main)

Dining Room: 14 x 12.5 (Main)

Kitchen: 13 x 12.5 (Main)

Den/Office: 9 x 9 (Main)

Bath (2-pc): 8 x 5 (Main)

Foyer/Hall: 10 x 9 (Main)

Bath w/ Laundry (3-pc): 12 x 10 (Main)

Den/Office: 8 x 8 (2nd)

Studio/Hobby Rm: 10 x 10 (2nd)

Bath (2-pc): 8 x 4.5 (2nd)

Master Bedroom: 14 x 12 (2nd)

Bedroom: 13 x 13 (2nd)

Bedroom: 12 x 12 (2nd)

Bedroom: 12 x 11 (2nd)

Directions

Lunenburg "Old-Town District", corner of King and York Streets (2 blocks above town bandstand). Look for the Coastal Winds Realty sign!