

54 King St, Lunenburg



Heart's Content, in the Heart of Old-Town!

\$289,000

With its vantage point above the bandstand park, this charming cottage has surveyed the comings & goings of the bustling town below since 1862. The not-too-big, not-too-small, renovated home is brimming with character integrating salvaged architectural elements & nautical whimsy with modern comforts. Larger than it looks from the street, the surprisingly spacious main floor offers an open plan living/dining/kitchen area made all the cozier by exposed beams, time-worn plank floors and south facing windows that peer into a secret garden below. Beyond the living area find a large family room/den with adjoining half bath, which would also make a wonderful main floor master complete with a walk-out to the garden patio. Upstairs are two sunny bedrooms plus full bath with in-floor radiant heat, plus a 3rd level tucked under the roofline featuring a bonus room with stunning views over the heritage bandstand to the harbour and beyond - a private little space for a guest bedroom, artist studio, or daydreamers' retreat. What a splendid place to call Home!



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



Listing Agents

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Property Highlights

Age ±: c. 1862

Lot Size: 2,527 sq ft

Style: 2.5 storey Cape

Floor Space: 1600 sq ft

Bedrooms: 3

Bathrooms: 1.5

Flooring: softwood, ceramic, carpet

Heating: electric baseboards (plus in-floor radiant in main bath)

Water: municipal

Sewer: municipal

Parking: gravel double driveway

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

Features: flagstone patio

Outbuildings: garden shed (8' x 10')

Zoning: Old-Town Residential

Taxes: \$2,620 (2015)

Rooms

Family Room: 20.6 x 12 (Main)

Living/Dining Room: 20 x 9.5 (Main)

Kitchen: 13.3 x 10 (Main)

Foyer/Hall: 8.7 x 6.3 (Main)

Powder Room (2-pc): 5.2 x 3.2 (Main)

Master Bedroom: 13.4 x 11 (2nd)

Bedroom/Office: 12.8 x 7.4 (2nd)

Bath (3-pc): 8.1 x 6.3 (2nd)

Upper Hall: 14.5 x 4.6 (2nd)

Bonus Room/Bedroom: 21.2 x 11.8 (3rd)

Utility & Laundry: 20.3 x 15 (Lower)

Directions

Old-Town Lunenburg, corner of King and Townsend Streets -- just above Town Hall and the Heritage Bandstand. Look for the Coastal Winds Realty sign!