

71 Prince St, Lunenburg



MLS® 201501597

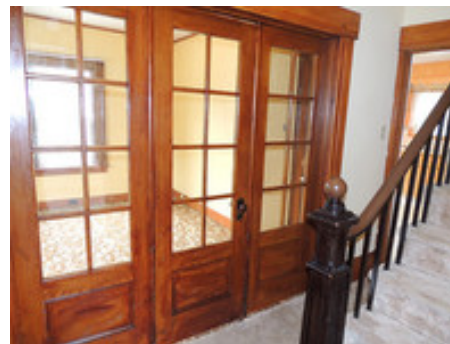
A Princely Location!

\$168,800

Affordable Old-Town! Experience living in historic Lunenburg, surrounded by beautiful architecture, fantastic amenities, and wonderful people. Ideally situated just off the tourist track, so you can enjoy the tranquility of the neighbourhood, but still know you're only a couple minutes' walk to the famous waterfront and vibrant downtown that offers a host of specialty services, unique shops, and a wide range of dining experiences. To be sure, Lunenburg Town offers one of the best life-styles on Canada's east coast. Perfectly livable as-is without having to break the bank, but priced to allow room for renos and increased equity, for those DIY-minded home owners. This classic Lunenburg home sits on a wonderful double corner lot with fabulous outdoor spaces featuring mature gardens and plantings. Rare for Old-Town properties, 71 Prince offers a convenient circular paved drive (entry off each street) and a separate garage building. The main floor has fantastic light and boasts a newly renovated 3 piece bath (w/ laundry hook-up). Pretty triple French doors provide entry to a bright Living Room while allowing natural light into the far side of the home. A spacious Kitchen adjoins a handy Mudroom giving easy access to the yard and driveway. Upstairs are 4 Bedrooms and a second full bath. A charming property just awaiting your personal touches to create the perfect summer sojourn or cozy year-round home.



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



Listing Agents

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Property Highlights

Age ±: c. 1873
Lot Size: 5,061 sq ft
Floor Space: 1700 sq ft
Bedrooms: 4
Bathrooms: 2
Flooring: carpet, cushion, laminate
Heating: oil-fired forced hot air, electric baseboards
Water: municipal
Sewer: municipal
Parking: paved circular driveway
Garage: single detached (24.5 x 14.6)
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Features: double old-town corner lot
Assessment: \$179,200 (2016)
Taxes: \$2,355 (2016)

Rooms

Living Room: 11.2 x 10 (Main)
Dining Room: 11 x 11 (Main)
Kitchen: 15.7 x 11.7 (Main)
Den/Office: 11.9 x 11 (Main)
Bath (3-pc): 6 x 6 (plus jog) (Main)
Back Porch / Mudroom: 12.4 x 8.4 (less jog) (Main)
Bedroom: 11.7 x 11 (2nd)
Bedroom: 16.7 x 9 (2nd)
Bedroom: 10.5 x 9.9 (2nd)
Bedroom: 10.10 x 9.3 (2nd)
Bath (3-pc): 9.9 x 7.9 (2nd)
Upper Hall / Landing: 14.9 x 5.9 (2nd)

Directions

Old-Town Lunenburg: corner of Prince and York Streets. Look for the Red Door Realty sign!