

56 Dufferin St, Lunenburg



"The Griffith's House" (c. 1886)

\$299,000

The "Griffiths House" is a classic Lunenburg residence. On beautiful tree-lined Dufferin St, this striking Victorian (c. 1886) is handsomely adorned w/ a pair of 3-sided bays, original brackets & window hoods, & a graceful mansard roof w/ gabled dormers on all sides. Lovingly restored & cared for with sensitive updates melding the functional living of today with the essence of Victorian elegance. Refinished wide plank floors, high ceilings, crown mouldings & medallion. Charming country Kitchen, 3 Bedrooms with dormer windows, a unique "Jack-n-Jill" walk-in closet adjoining two bedrooms, and 2 full baths, including one conveniently located on the main floor. Natural light floods the 2nd floor landing which features a small library area. The sunny Master Bath with its original claw-foot tub enjoys a prominent spot in the front bay. And a full basement with re-pointed granite stone foundation plus an accessible attic provide ample storage space. Outside, there's off-street parking for two vehicles. A new back deck doubles as convenient access to the back Mud Room and Kitchen from the drive. And, what dog wouldn't love the huge terraced and fenced back yard which backs onto the tranquil Lunenburg Back Harbour Walking Trail? Fully insulated & Energy-Star® windows throughout makes for energy efficiency & comfort. The Griffith's House is truly a home that allows one to enjoy period elegance without sacrificing the standards of modern living.



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Property Highlights

Age ±: c. 1886

Lot Size: 10,700 sq ft (.25 Acres)

Style: 2 Storey Victorian w/ Mansard Roof

Floor Space: 1670 sq ft

Bedrooms: 3

Bathrooms: 2

Flooring: original softwood (restored), ceramic tile

Heating: oil-fired forced hot air, electric baseboards

Water: municipal

Sewer: municipal

Parking: gravel driveway w/ parking for 2 vehicles

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

Features: deck, large fenced yard, main floor full bath, access to walking trail

Zoning: Residential

Taxes: \$2,862 (2016)

Rooms

Living Room: 15' x 13' (Main)

Dining Room: 13'6" x 11'6" (Main)

Kitchen: 13'6" x 11' (Main)

Bath (3-pc): 9' x 7' (Main)

Foyer/Hall: 17' x 6' (Main)

Front Porch: 6' x 3' (Main)

Rear Mudroom: 9' x 5'6" (Main)

Master Bedroom: 13'6" x 11' (2nd)

Bedroom: 13'6" x 9' (2nd)

Bedroom: 12' x 11' (2nd)

Bath (3-pc): 9'6" x 9' (2nd)

Upper Hall/Library: 12' x 8' (2nd)

Utility/Storage: 27'6" x 22' (Lower)

Directions

Town of Lunenburg on Dufferin Street
approach to "Old-Town".Look for theRed
DoorRealty Sign!