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.

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







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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!