

58 Hopson St, Lunenburg



Quintessential Lunenburg!

\$280,000

The quintessential Lunenburg home, with that classic Lunenburg aesthetic, right down to the signature "bump". Loaded with original detail and character, inside and out. Striking street presence with architectural features intact, and an interior to match with softwood floors, wide baseboard, window & door trims, high ceilings with plaster cornices & ornate medallions, and an elegant staircase that leads all the way to the attic! But this home is so much more than an homage to pretty Victorian detailing and craftsmanship; it is a fully modern home with extensively updated systems. Let's start with the excellent hot water heating system with beautiful refurbished cast iron rads (with individual heating controls) and in-floor radiant on the lower level. Ensuring additional comfort and efficiency are the insulated walls and ceilings, toasty woodstove, and new windows. Electrical and plumbing are up to date, even the chimneys have been rebuilt from top to bottom. 58 Hopson also features a fully self-contained in-law suite on the lower level, with full sized windows and outstanding natural light - an extremely rare offering for a Lunenburg character home! The fully fenced outdoor space features low-maintenance landscaping and a shady patio deck, plus a newly built garden shed for tools and toys. What more could you ask for!



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Listing Agents

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Property Highlights

Age ±: c. 1890

Lot Size: 3,000 sq ft

Floor Space: 2680 sq ft

Bedrooms: 5+

Bathrooms: 2.5

Flooring: softwood, ceramic, linoleum

Heating: oil-fired furnace, hot water radiators & in-floor radiant

Parking: gravel driveway

Features: self contained in-law suite, fully fenced yard, Many system upgrades: including updated electrical, plumbing, insulation, new windows, rebuilt chimneys, etc.

Fireplace/s: woodstove (new in 2014)

Outbuildings: garden shed, 6 x 8 (newly built in 2014)

Taxes: \$3,648 (2016)

Rooms

Living Room: 13.2 x 13 (Main)

Dining Room: 13.1 x 13 (Main)

Family Room: 13 x 12.9 (Main)

Kitchen: 13 x 12.9 (Main)

Front Porch: 6.8 x 6.8 (Main)

Back Mudroom: 7.8 x 4.8 (Main)

Bath (2-pc): 4.2 x 3 (Main)

Bedroom: 13.2 x 13 (2nd)

Bedroom: 13.3 x 13 (2nd)

Bedroom: 13 x 12.9 (2nd)

Bedroom (w/ Laundry): 13 x 12.9 (2nd)

Bath (4-pc): 6.9 x 6.8 (2nd)

Den/Office: 9.9 x 6.8 (2nd)

Bed/Sitting Room: 16 x 12.2 (Lower)

Kitchen: 11.8 x 11 (Lower)

Bath (3-pc): 6.3 x 5.9 (Lower)

Storage: 13 x 10 (Lower)

Utility Room: 11.6 x 10 (Lower)

Directions

Town of Lunenburg, Old-Town District.
Corner of Hopson and Fox Streets. Look for
the Red Door Realty sign!