

# 138 Creighton Street, Lunenburg



*"Feels Just Right!"*

**\$224,400**

Do you sometimes feel like Goldilocks? Finding that some homes are just "too small", while others are "too big a project"? Well here's one that "feels just right". 138 Creighton is a practical, move-in ready option that's both solid AND spacious. The well maintained 2 level home is located in a quiet Old-Town neighbourhood and enjoys views of the back harbour from its wide covered verandah. 4+ bedrooms make this an ideal family home, but the extra rooms also make this an excellent choice for those who work from home, need that extra hobby space, or just like to have an extra room or two for visiting family. No costly upgrades required here -- systems are up-to-date, including new wiring, insulation, mostly new windows, etc. No old carpet to rip up either -- the wood floors throughout the house are in excellent condition! There's even that main level half bath & laundry that everyone wants these days, plus a lower level Rec Room with walk-out. Outside, a double Old-Town lot with detached wired garage, ample yard space, and an immaculate low-maintenance exterior. Yes, this one feels "just right"...and the 3 Bears have already moved on, so 138 Creighton is ready for you to settle in!



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## Property Highlights

**Age ±:** 75 years

**Lot Size:** 4,695 sq ft

**Floor Space:** 2100 sq ft

**Bedrooms:** 4

**Bathrooms:** 1.5

**Flooring:** hardwood, softwood, ceramic tile, cushion

**Heating:** oil-fired forced hot air, electric baseboards, woodstove

**Water:** municipal

**Sewer:** municipal

**Parking:** gravel driveway

**Garage:** single detached, wired (21 x 14)

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

**Fireplace/s:** woodstove

**Assessment:** \$224,400 (2016)

**Taxes:** \$2,949 (2016)

## Rooms

Living Room: 13 x 11.4 (Main)

Den: 9.10 x 9.7 (Main)

Kitchen: 11.3 x 10.6 + 5.6 x 3 (Main)

Dining Room: 13.6 x 10.5 (Main)

Foyer/Hall: 9.4 x 6 (Main)

Den/Office: 13.6 x 7.8 (Main)

Bath (2-pc): 6 x 4 (Main)

Laundry Nook: 7.2 x 4.6 (Main)

Mudroom: 8.5 x 4.8 (Main)

Master Bedroom: 13.6 x 12.10 (2nd)

Adjoining Bedroom/Nursery: 13.6 x 7.7 (2nd)

Bedroom: 10.8 x 8.10 (2nd)

Bedroom: 10.8 x 8 (2nd)

Bedroom: 11.10 x 7.7 + jog (2nd)

Bath (4-pc): 8.11 x 7.7 (2nd)

Rec Room: 22 x 12.6 (Lower)

Utility/Storage: 22.7 x 20.7 (Lower)

## Listing Agents

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**Directions**

Town of Lunenburg, "Old-Town District" --  
Creighton Street between King and Prince  
Streets. Look for the Red Door Realty sign!