

## 56 Broad Street, Lunenburg



MLS® 201610138

### *Feast Your Eyes!*

**\$498,000**

Capt. Samuel Herman could have had no idea what the term 'Eye Candy' meant, but more than a century later, his home at 56 Broad St serves as a fine example. Beautiful to look at, yes, but the Herman house isn't just about style, there's substance here too. Since 2007, extensive renovations have made the house not only a visual delight, but energy efficient & comfortable as well. From the restoration of stained glass to the careful refurbishment of original sash windows, the renovations have been sensitive to the architectural authenticity of the house. Add a new roof, complete rewiring, new lighting, insulation, new bathrooms, a stunning designer kitchen, and you have a home that offers all the comforts of modern living. Great flow through elegant principal rooms w/ hardwood floors, high ceilings & large bay windows. A beautiful & bright Kitchen adjoins a Dining Room/Sunroom where large windows & French doors create fluidity between indoors & out. Great development potential in the walk-up attic. Outside find a private oasis of professionally designed gardens, stone patios & walkways, paved parking and the original Carriage House/garage. A fantastic family home or sophisticated couple's residence with plenty of space for entertaining or family gatherings. Centrally located on a quiet, 14,000 sq ft corner lot, a scenic 5 minute stroll to the waterfront shops & services, Community Centre, school & rec facilities. So, how sweet does that sound?...Now, scroll through the photos and 'Feast Your Eyes'..., this one is 'Delicious'!



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[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Age ±:** c. 1897

**Lot Size:** 13,993 sq ft (.32 acres)

**Floor Space:** 2780 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

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

**Heating:** oil-fired furnace, hot water radiators, electric baseboards

**Water:** municipal

**Sewer:** municipal

**Parking:** double paved driveway

**Garage:** double, detached, wired (25.10 x 18.6)

**Fireplace/s:** propane fireplace

**Zoning:** Residential

**Taxes:** \$4,793 (2016)

### Rooms

Front Parlour: 14.9 x 12.7 (Main)

Library: 15 x 13.9 (Main)

Family Room/Den: 15.8 x 12.3 (Main)

Kitchen: 14 x 12.8 (Main)

Dining Room: 17 x 11.7 (Main)

Sunroom/Office: 11.10 x 11.7 (Main)

Foyer/Hall: 14 x 7 (Main)

Front Porch: 6.10 x 3 (Main)

Bath (2-pc): 5.11 x 3.4 (Main)

Master Bedroom: 13.3 x 12 + bay (2nd)

Walk-in Closet: 12.8 x 6 (2nd)

Master Bath (4-pc): 12.6 x 10.5 (2nd)

Bedroom: 12.9 x 12 (2nd)

Bedroom: 13.8 x 12.3 (2nd)

Bath (3-pc): 9 x 8.2 (2nd)

Walk-up Attic: 32.6 x 25 + 13.6 x 9 (3rd)

Storage: 20.10 x 17.7 + 9.10 x 6 (Lower)

Laundry: 14 x 8.8 (Lower)

Utility: 33 x 10.6 (Lower)

### **Directions**

Town of Lunenburg, at the corner of Broad & McDonald Streets. Look for the Red Door Realty sign!