

135 Townsend St, Lunenburg



"YES & YES"

\$165,000

Yes, this one is a big project...and YES, it is priced right to take it on.

Part of a historic and impressive streetscape, 135 Townsend is the sole remaining residence on the block still awaiting restoration to its former glory. This stretch of Townsend Street is one of the nicest locations in Old-Town, across from a public green space encompassing the Heritage Bandstand and UNESCO Park, with views down to and across the famous harbour. Built around 1813, this significant early home is well documented in historic photos and would be a worthwhile project. Many of the original 18th century architectural elements remain, including mantle pieces, woodwork and mouldings, plus the massive central chimney which serves as a dramatic centre piece to a 2nd floor family room/den. There's also tremendous development potential on the 3rd floor if one wanted to finish this interesting space to capitalize on the harbour views. The large property is comprised of 3 separate parcels, totaling 5665 sq ft with street frontage on both Townsend and Fox Streets. Lots of space for landscaping or potential garage or guest house. Even if restoration isn't your ilk, at this price, this property actually makes sense as an income investment. Currently, 135 Townsend functions as a 2-unit income property with two 2-Bedroom apartments. Each unit with separate electrical services and their own oil-fired furnaces.



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Listing Agents

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Property Highlights

Age ±: c. 1813

Lot Size: 5665 sq ft (3 parcels)

Style: 2.5 storey Georgian

Floor Space: 3400 sq ft

Bedrooms: 4

Bathrooms: 2

Heating: oil-fired hot water baseboards (2 furnaces)

Water: municipal

Sewer: municipal

Parking: 2 gravel driveways, at front & back of property

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

Features: views of Lunenburg harbour

Zoning: Residential (OTR)

Assessment: \$289,400 (2016)

Taxes: \$3,802 (2016)

Rooms

Living Room: 14.9 x 13.7 (Main)

Dining Room: 13 x 12.3 (Main)

Kitchen: 13.9 x 12.1 (Main)

Bedroom: 12.3 x 12 (Main)

Bedroom: 14.10 x 7.2 (Main)

Bath (3-pc): 7.2 x 5.8 (Main)

Sitting Room: 11.2 x 9.7 (Main)

Mudroom: 6.7 x 3.8 (Main)

Living Room: 17.9 x 14.6 (2nd)

Family Room: 24 x 15.5 (less chimney) (2nd)

Kitchen: 14.8 x 11.3 + 6.2 x 4.9 (2nd)

Bedroom: 14.4 x 10.2 (2nd)

Bedroom: 13.4 x 7.7 (2nd)

Bath (4-pc): 10 x 9.1 (2nd)

Mudroom: 5.7 x 4.5 (2nd)

Walk-up Attic: (partially finished) (3rd)

Directions

Old-Town Lunenburg: Townsend Street, between King and Prince Streets (just above the Heritage Bandstand). Look for the Red Door Realty sign!