

196 Pelham Street, Lunenburg



MLS® 201613005

Forged in History! **\$174,900**

Barely a 'coal's throw' from the landmark marine blacksmiths shop that the Walters family operated for more than a century, the family home sits proudly but patiently awaiting restoration. The house is one of several along this stretch of Pelham Street featuring the distinctive double 2-storey bay facade. Though some of the original architectural detail has been lost over the years, the house is a solid 3 bedroom home and offers those with renovation dreams and a modest budget an opportunity to own a piece of Lunenburg history. Sure, the old home needs some TLC, but it would be a worthwhile project with its interesting harbour views, large corner lot and good bones. Well positioned at the eastern edge of Old-Town, just a block up from the harbour, an easy and level walk takes you past interesting and colourful heritage homes to Lunenburg's vibrant waterfront and downtown commercial district. There's no doubt this old ironworker's house offers tremendous potential...the question is, are you ready to 'forge' into the future with this Lunenburg classic?



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



Listing Agents

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Property Highlights

Age ±: c. 1886

Lot Size: 3,797 sq ft

Style: 2 storey Victorian

Floor Space: 1764 sq ft

Bedrooms: 3

Bathrooms: 1.5

Flooring: carpet, lino

Heating: oil-fired forced hot air, electric baseboards

Water: municipal

Sewer: municipal

Garage: carport

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

Features: deck, harbour view

Zoning: OTR (Old Town Residential)

Assessment: \$198,200 (2016)

Taxes: \$2,604 (2016)

Rooms

Living Room: 14.9 x 12 plus bay (Main)

Dining Room: 11.6 x 10.7 (Main)

Family Room: 15.7 x 13.9 less jog (Main)

Kitchen: 13.9 x 7.10 + 8.8 x 4.6 (Main)

Foyer/Hall: 12 x 6.3 (Main)

Bath (2-pc): 5.10 x 3.10 (Main)

Master Bedroom: 12.2 x 11.2 plus bay (2nd)

Bedroom: 13.10 x 9.2 (2nd)

Bedroom: 9.11 x 8.6 plus bay (2nd)

Bath (4-pc): 7.8 x 5.9 (2nd)

Storage: 11.4 x 8.10 (2nd)

Directions

Old-Town Lunenburg, at the corner of Pelham and Kempt Streets, one block up from the waterfront. Look for the Red Door Realty sign!