

75 Townsend St, Lunenburg



MLS® 201614866

A Recipe for Success!

\$275,000

Having trouble finding the perfect renovated character home in Lunenburg? Here's a thought...convert 75 Townsend St back to a grand single family residence! Here we have all the right ingredients for the ideal home conversion... First, consider the coveted location - fronting on the Church Green of iconic St John's, surrounded by fine homes in an elegant Old-Town neighbourhood known for the sound of church bells on Sundays and the seasonal 'clippity-clop' of horse & buggy tours. The home is ideally situated a comfortable stroll to the waterfront and downtown shops & amenities. Then there are the interesting views over roof tops & church steeples and out to the famous harbour beyond. Now, how about some provenance?... Fortunately, the transition of the Capt Himmelman House to 2 flats years ago was sympathetically done and hardly made an impact on the original character of this fine home with its broad bay windows, colorful stained glass, and beautiful oak woodwork & hardwood floors. It doesn't take much imagination to visualize this as a fabulous family home, with generously proportioned principal rooms, and plenty of space for everyone. If that wasn't enough, take a walk up to the attic to discover an additional 500 sq ft of potential living space. And lastly, but perhaps most significantly is the price...which as a starting point, provides lots of room in the budget to make this conversion a financially sound project. Sometimes you just can't find what you want ready-made on the shelf...here's a recipe that makes sense because it starts with a great combination of ingredients!



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



Listing Agents

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Property Highlights

Age ±: c. 1916

Lot Size: 4,305 sq ft

Style: 2 Storey Queen Anne

Floor Space: 2130 sq ft

Bedrooms: 4

Bathrooms: 2

Flooring: hardwood, softwood, vinyl, carpet

Heating: oil-fired furnace, hot water radiators

Water: municipal

Sewer: municipal

Parking: single driveway

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

Zoning: OTR (Old Town Residential)

Taxes: \$3,397 (2016)

Rooms

Living Room: 13 x 12.3 (Main)

Dining Room: 14 x 12.7 (Main)

Kitchen: 9.6 x 8.8 (Main)

Bedroom: 15 x 13 (Main)

Family Room: 14.8 x 12.8 (Main)

Bath (4-pc): 10.2 x 5.4 (Main)

Mudroom: 5.4 x 5.4 (Main)

3-Season Enclosed Verandah: 7 x 20 (Main)

Living Room: 13.2 x 13 (2nd)

Kitchen: 12.10 x 11.5 + 4.5 x 3.8 (2nd)

Bedroom: 12.7 x 11.5 (2nd)

Bedroom: 13 x 12.8 (2nd)

Bath (4-pc): 8 x 8 (2nd)

Upper Hall: 18.9 x 3.8 (2nd)

Unfinished Walk-up Attic: 24.6 x 19 (plus dormers) (3rd)

Directions

Old-Town Lunenburg, Townsend Street
between Cornwallis and Duke Streets
(directly across from St John's Church). Look
for the Red Door Realty sign!