

## 73 Green Street, Lunenburg



MLS® 201703197

### *A Rare Opportunity in Lunenburg!* **\$495,000**

Here is a rare opportunity to invest in the historic town of Lunenburg. This dignified four-bedroom home was built in the early 1920's and it is now offered for sale for the first time. The home itself has some beautiful features but add to that the nearly 3-acre municipally serviced lot, and the development possibilities are endless. Such a large and well situated parcel is an extremely rare find in this popular but compact seaside community. Indeed, 73 Green Street enjoys an outstanding location at the geographic hub of Lunenburg, with just about every town amenity within a 1.5km radius...just think...Walk to Everything!



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#### Listing Agents

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#### Property Highlights

**Age ±:** 1922  
**Lot Size:** 2.9 acres  
**Floor Space:** 3580 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Flooring:** hardwood, ceramic, carpet  
**Heating:** oil-fired hot water radiators  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** paved circular driveway  
**Garage:** single plus, detached, wired  
**Services:** electricity, phone, cable, high-speed internet (FibreOP available)  
**Features:** public road frontage on 2 sides  
**Zoning:** Residential  
**Taxes:** \$5,792 (2017)

#### Rooms

Living Room: 24.1 x 15 (Main)  
Dining Room: 15.1 x 14.11 (Main)  
Sun Room: 23.8 x 9.2 (Main)  
Library/Den: 15.1 x 13.11 (Main)  
Kitchen: 16.6 x 15 plus jog (Main)  
Laundry: 6.7 x 5 (Main)  
Bath (3-pc): 7.9 x 7.4 less jog (Main)  
Foyer/Hall: 16.8 x 7.1 (Main)  
Glass Portico: 12.9 x 11 (Main)  
Master Bedroom: 21.3 x 15 (2nd)  
Ensuite (4-pc): 9 x 5 (2nd)  
Bedroom: 15.3 x 11.1 plus jog (2nd)  
Bedroom: 11.10 x 11.7 (2nd)  
Bedroom: 17 x 12.9 less jog (2nd)  
Bath (5-pc): 10.8 x 7.10 plus jog (2nd)  
Upper Landing: 10.3 x 8 (2nd)  
Rec Room: 22 x 15 (Lower)  
Utility-Electrical Room: 22.5 x 12.9 (Lower)  
Utility-Boiler Room: 23.5 x 14.8 (Lower)  
Storage: 23.5 x 15 (Lower)

Cold Room: 23.5 x 9.3 (Lower)

### **Directions**

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Town of Lunenburg, Green Street near intersection with Victoria Road. Look for the Red Door Realty sign!