

42 Falkland St, Lunenburg



MLS® 201502459

Iconic Ashlea House!

\$695,000 +HST

In a town recognized for its stunning historic architecture, Ashlea House shines as a jewel among many fine gems. Built in 1887, the impressive 2.5 storey residence is one of Lunenburg's most recognized landmark homes. An eclectic blend of architectural styles including Victorian, Italianate & Gothic, the striking facade incorporates a covered veranda with gazebo, arched windows, projecting bays, and ornate 'gingerbread' gables. Crowning it all, a roof-top widow's walk that offers 360 degree views of the town and its famous harbour. Inside, a magnificent front foyer with winding staircase & stained glass evokes a sense of grandeur. Two gracious main floor parlours are beautifully proportioned with large bays, soaring 11' ceilings, sumptuous plaster cornices & ceiling medallions, exquisite mantels, and layers of history in every detail. Entertain like never before with an expansive formal dining room that can happily accommodate a table for 20! At the back, a spacious kitchen open to comfy family room with propane stove, laundry room, half bath & large storage room. The sizable home offers 7 large bedrooms and 6 bathrooms over the 2nd and 3rd floors, upper office and sitting room with access to private roof deck. And let's not forget about location. The Tennis Club, Rec Centre, Farmers Market and Golf Course are just down the street, and a 5 minute stroll along the scenic waterfront walking trail brings you to all the amenities of the downtown core.



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



Listing Agents

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Property Highlights

Age ±: c. 1887

Lot Size: 10,954 sq ft (.25 acres)

Floor Space: 4650 sq ft

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

Water: municipal

Sewer: municipal

Parking: gravel circular drive (front)
double gravel (back)

Features: roof-top 'widow's walk', gazebo, roof deck, 11' ceilings, all bedrooms w/ ensuite, road-frontage on 2 streets

Fireplace/s: propane stove

Zoning: residential

Taxes: \$6,634 (2016)

Rooms

Grand Foyer: 14.7 x 14 (Main)

Front Parlour: 17 x 15.8 plus Bay (Main)

Back Parlour: 17.6 x 12.7 plus Bay (Main)

Dining Room: 20 x 14.3 + 8.10 x 3 (Main)

Kitchen / Family Room: 22.4 x 19 (Main)

Pantry: 9.3 x 5 (Main)

Bath (2-pc): 5.9 x 4 (Main)

Laundry: 10.10 x 4.9 (Main)

Storage: 17.6 x 10 (Main)

Bedroom w/ Ensuite: 15.7 x 14.7 (2nd)

Adjoining Bedroom: 14.2 x 11.6 (2nd)

Bedroom w/ Ensuite: 14.2 x 11.9 (2nd)

Bedroom w/ Ensuite: 14.10 x 11.6 (2nd)
Bedroom w/ Ensuite: 13.3 x 11 plus jog (2nd)

Bedroom w/ Ensuite: 16.4 x 14 (3rd)

Bedroom w/ Ensuite: 16.9 x 15.5 (3rd)

Office: 11.7 x 10.9 plus jog (3rd)

Sitting Room/Den: 15.4 x 11.9 (3rd)

"Widow's Walk": 7 x 7 (3rd)

Directions

Town of Lunenburg, Falkland Street between Victoria Rd and Broad Street. Look for the Red Door Realty sign!