

52 Kaulbach Street, Lunenburg



MLS® 201704087

A Unique Lunenburg "Townhouse" \$289,000

One of Lunenburg's most unique residences can be yours! Located in a quiet neighbourhood at the very edge of Old-Town with pretty views over the grounds of the Lunenburg Academy sits the Tommy Naas House. This charming character home is situated on a picket-fenced corner lot, with a matching dependency building for artistic passions, hobbies, or just plain quiet time with a good book. Old Lunenburg is marked in the minds of people from around the world for its architectural richness, and this gem is a standout even in that treasure trove. This is a "townhouse" in design, with proud exterior ornamentation and detail. The extra high pitch on the faux slate roof accentuates the verticality of this three-tier masterpiece, with its unobstructed westerly-sunset view across Academy Hill. The first level is allocated to living, dining and kitchen (+ laundry). The second floor features an ensuite master bedroom with a small adjacent room (nursery, dressing room or study) and access to the large upper veranda overlooking the Academy, the jewel in the iconic crown of Lunenburg architecture. Then up to the third floor for two more (sky-lit) bedrooms and a half bath. Original interior details are just as lovely as the exterior, with wainscoting, panels, heavy window and door trim and beautiful softwood floors. The icing on this cake is the covered side veranda which is so appealing so you won't want to leave. Of course if you did, everything Lunenburg has to offer is within easy walking distance. (For those who were wondering...Tommy Naas brought cycling fame to his home town in the late 1890's.)



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Property Highlights

Age ±: c. 1879
Lot Size: 2,336 sq ft
Style: 3-storey Townhouse
Floor Space: 1638 sq ft
Bedrooms: 3
Bathrooms: 1.5
Flooring: softwood, cushion, ceramic
Heating: oil-fired furnace, hot water baseboards (ductless heat pump in studio)
Water: municipal
Sewer: municipal
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Features: covered verandah, Master Bedroom balcony, 2 level outbuilding (insulated, heated and wired)
Outbuildings: studio shed w/ loft, wired & heated (16.4 x 11.5)
Zoning: OTR (Old-Town Residential)
Taxes: \$2,403 (2017)

Rooms

Living Room: 16.2 x 10.5 (Main)
Kitchen/Dining: 16.2 x 10.7 (Main)
Laundry: 6.8 x 5.5 (Main)
Master Bedroom: 16.2 x 10.8 (2nd)
Main Bath/Ensuite (4-pc): 10.5 x 6 (2nd)
Office/Dressing Room: 10.4 x 7.6 (2nd)
Bedroom: 21.6 x 9.4 (3rd)
Bedroom: 11.7 x 10.10 (3rd)
Upper Landing: 9 x 5 (3rd)
Half Bath: 6.3 x 4.9 (3rd)
Studio: 15 x 10.6 (Main)
Studio Loft: (Main)

Listing Agents

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Directions

Old-Town Lunenburg: Corner of Kaulbach

and Fox Streets (near the landmark Lunenburg Academy). Look for the Red Door Realty sign!