

## 82 Duke Street, Lunenburg



MLS® 202308379

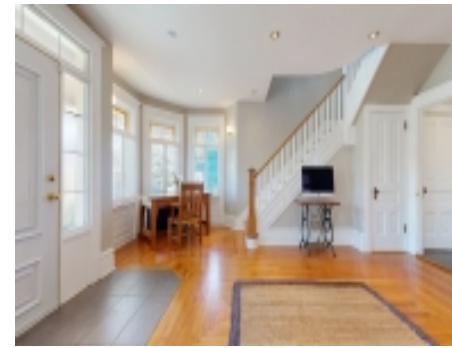
### Duke Street Dazzles!

**\$835,000**

82 Duke Street enjoys a prominent position on a double corner lot in Old-Town and is an architectural delight with gracious wrap-around verandah, wide bays & corner turret. Inside, a complimentary contrast in styles and finishes delivers the best of both worlds - a sleek contemporary kitchen/eating/den area anchors the main floor and provides for comfort & casual everyday living, while the more traditional living & dining rooms showcase beautiful original features...hardwood floors, stained glass, bay windows, pocket doors, built-in cabinetry, and heavy mouldings & trim. Wide openings between principal rooms and a foyer spacious enough to host a dance create the ultimate entertaining space. But don't be fooled by the generous proportions & square footage...this home retains a warmth & coziness with 2 propane fireplaces and several quiet 'curl up with a good book' spaces to enjoy when it's just the two of you. Two full & 2 half baths, including a stylish powder room on the main floor, a lavish main bath and vintage guest bath on the 2nd floor, plus a powder room ensuite for the primary bedroom. 2 guest bedrooms and a wide hall complete the upstairs and there's potential for additional living space in the unfinished attic. The partly finished basement features a laundry room with sauna & shower. Outside, enjoy this quiet Old-Town neighbourhood from the covered verandah or hide away on the surprisingly private back deck. There's a double carriage house/garage and plenty of off-street parking for your cars, which you'll rarely need as the downtown shops & services are just a 2 minute stroll away.



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### Property Highlights

**Age ±:** c. 1918

**Lot Size:** 6,458 sq ft

**Floor Space:** 2930 sq ft

**Bedrooms:** 3

**Bathrooms:** 4

**Flooring:** hardwood, ceramic

**Heating:** oil-fired, hot water radiators

**Water:** municipal

**Sewer:** municipal

**Parking:** double+, flagstone driveway

**Garage:** double, detached, wired (25.10 x 23.10)

**Services:** electricity, phone, cable, high-speed internet

**Features:** wrap-around covered verandah, back deck, Primary Bedroom ensuite (2-pc), walk-up attic, sauna

**Fireplace/s:** 2 propane fireplaces

**Taxes:** \$8,085 +/- (2023)

### Rooms

Living Room: 15.4 x 14.6 (Main)

Dining Room: 16.7 x 15 (Main)

Kitchen: 17.2 x 9.9 + 6.3 x 6 (Main)

Den/Casual Dining : 16.8 x 10.6 (Main)

Powder Room (2-pc): 6.4 x 5 (Main)

Foyer/Hall: 17.7 x 14.4 (Main)

Mudroom: 5.11 x 5.2 (Main)

Primary Bedroom: 15.11 x 14.7 (2nd)

Ensuite Half Bath (2-pc): 6.9 x 2.10 (2nd)

Bedroom: 15.2 x 13.4 (2nd)

Bedroom: 11.8 x 8.4 + 7.4 x 5 (2nd)

Main Bath (4-pc): 14.7 x 13.10 (2nd)

Guest Bath (3-pc): 9.10 x 7.8 (2nd)

Upper Hall: 12 x 7.5 (2nd)

Laundry/Sauna: 14.3 x 9.9 (Lower)

Storage: 16.8 x 9.3 (Lower)

Utility Room: 29.11 x 27.8 (Lower)

### **Directions**

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Old Town Lunenburg, corner of Duke and Lawrence Streets. Look for the Red Door Realty sign!