



MLS Client View - RESIDENTIAL

MLS #	201717302	Number of Bedrooms	4
PID #	60055571	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	130
Listing Price	\$278,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	2,432
Address	51 Dufferin Street	Square Footage (MLA)	2,432
Address 2		Building Dimensions	38' x 32'
Community	Lunenburg	Lot Size	3,229 sq ft
District	405-Lunenburg County	Garage	Yes
Sub-District	B1	Waterfront	No
Style	Detached		

Directions to Property

Town of Lunenburg, corner of Dufferin and McKenzie Streets. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	15 x 14 (plus bay)
Water Frontage Units		High School	Park View Education	Dining Room	Main Floor	12 x 12
Zoning	RES		Centre	Family Room	Main Floor	12 x 12
Inclusions	all appliances (in "as-is" condition)	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	14 x 10
Exclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Dining Nook	Main Floor	12 x 7
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Mud Room	Main Floor	8 x 5
Condo Corp #			South Shore Waldorf School & Kindergarten	Foyer	Main Floor	6 x 22
Monthly Condo Fee		Other	attached single	Bath 1	Main Floor	6 x 2.5 (2-pc)
Condo Fee Includes		Garage Details	paved driveway	Master Bedroom	2nd Level	14 x 13 (plus bay)
		Parking Details		Bedroom	2nd Level	13 x 12
		Rental Income		Bedroom	2nd Level	12 x 12
		Mini/Mobile CSA/ABS#		Bedroom	2nd Level	20 x 12
		Mini/Mobile Serial #		Bath 2	2nd Level	9.5 x 8 (4-pc)
		Mobile/Leased Land Fees				

Property Overview

The early signs of the coming Edwardian architectural revolution arrived in Lunenburg just about the time that a restless young generation of mercantilists was reaching out from historic Old Town to the rolling grassy Commons that was taking shape as New Town. The little low cape houses of the pioneer generation, along with the heavily ornamented and vertical "bump" fashion brought in with mid-19th century fishery wealth, didn't suit this new generation. Away with the Victorian dictum, "a little room for every activity"...the rising new class wanted out of the clutter of partitions and dark corners. They wanted big airy rooms with lots of light. That meant big windows, and these broad expanses of glass at 51 Dufferin Street will no doubt be the imaginative key to the resurrection of this proto-Edwardian beauty, built in the late 1880s. The new owners of this house will not only be starting with "good bones", but also a bounty of interesting architectural features to incorporate into a 21st century vision of House Beautiful. There is impressive woodwork throughout, hardwood floors, spacious parlors with beveled-glass double-doors, stain glass entry and window toppers, and the handsomely turned staircase. Add to this an attached garage and a good size yard for gardening creativity. This is definitely a project property, but what a joy it will be!

Property Features

BUILDING STYLE	2 Storey	GARAGE	Attached, Single
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Paved
BASEMENT	Full, Undeveloped	FEATURES	Needs Repair, See Remarks
FOUNDATION	Stone	RENTAL EQUIPMENT	None
EXTERIOR FINISH	Wood Siding	LAND FEATURES	Level, Year Round Road
ROOF	Asphalt Shingle	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
FLOORING	Hardwood, Linoleum		
HEATING/COOLING TYPE	Hot Water, Radiator		
FUEL TYPE	Oil		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



ROGER DIAL - Main: 902-277-0593
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RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



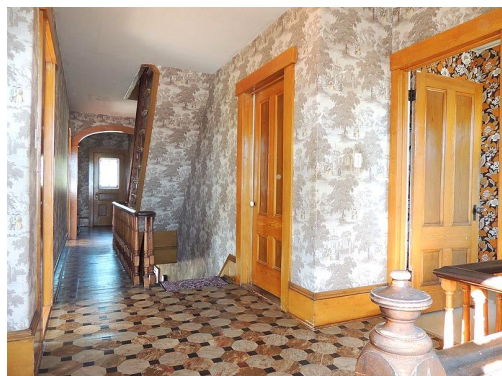
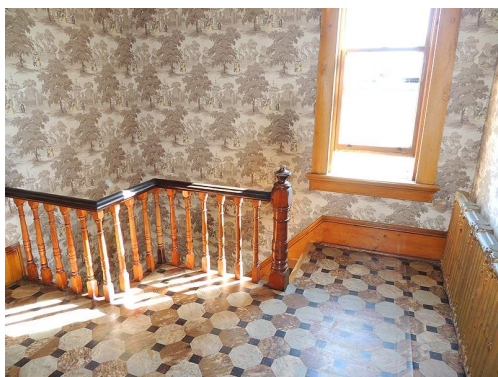
MLS # 201717302
List Price \$278,000
Status: ACT
Class: RE

Address 51 Dufferin Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



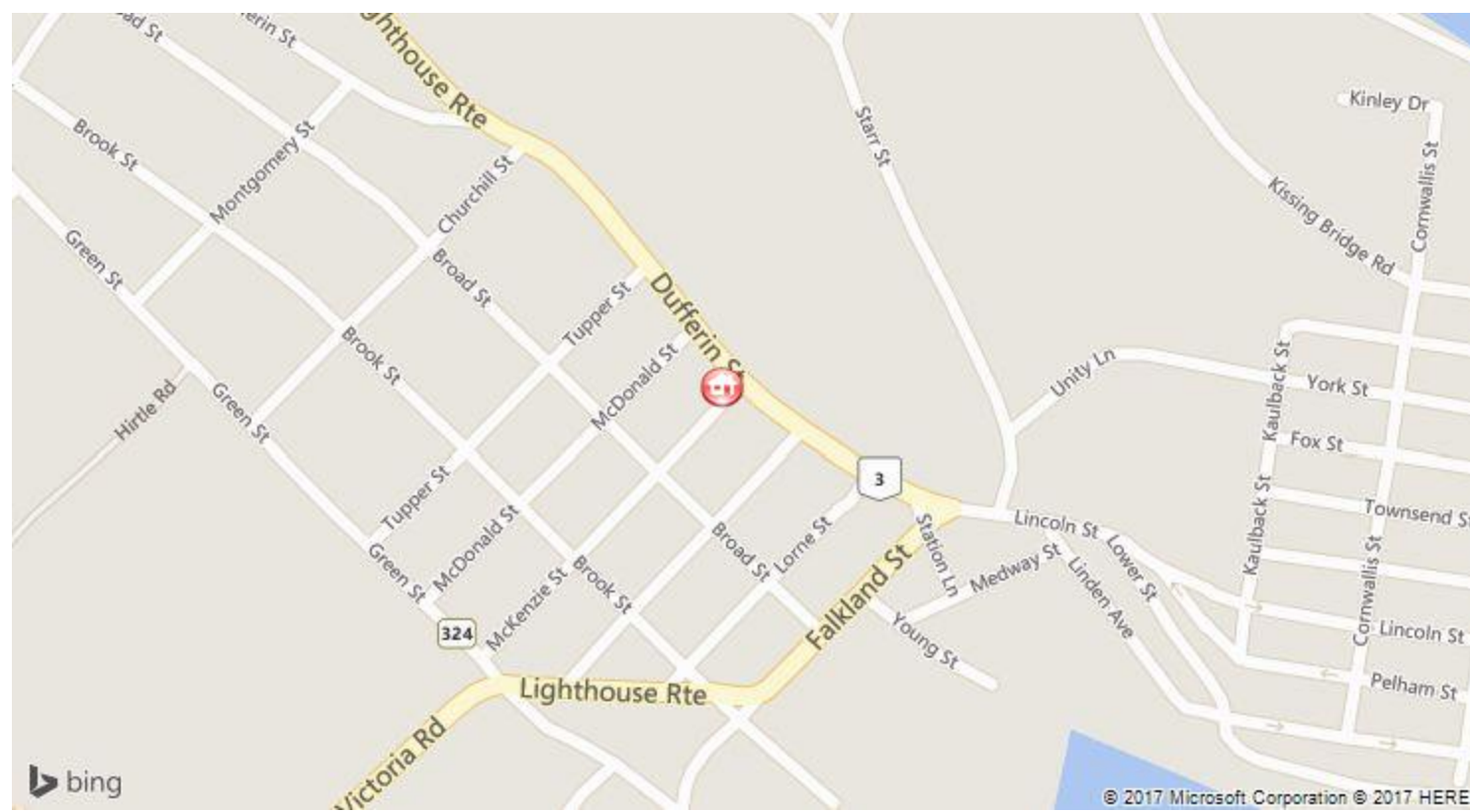
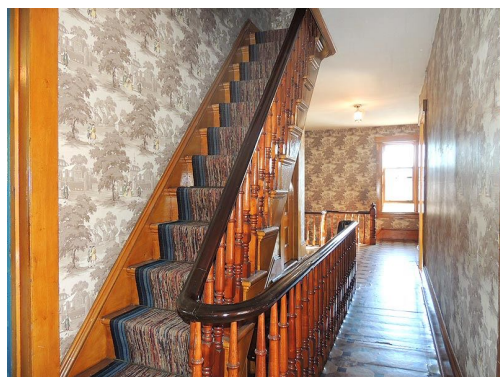
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