



MLS Client View - RESIDENTIAL

MLS #	201714954	Number of Bedrooms	4
PID #	60060282	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	0
Listing Status	CONDITIONAL SALE	Building Age	
Listing Price	\$325,000	Year Built Unknown	Yes
Selling Price	\$0	Total Fin SqFt (TLA)	2,555
Address	105 Townsend Street	Square Footage (MLA)	2,555
Address 2	Old-Town Lunenburg	Building Dimensions	39 x 30
Community	Lunenburg	Lot Size	3229 sq ft
District	405-Lunenburg County	Garage	No
Sub-District	B1	Waterfront	No
Style	Detached		

Directions to Property

Old-Town Lunenburg: Townsend Street, between King and Duke Streets (adjacent to Presbyterian Church). 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	28 x 15
Water Frontage Units		High School	Park View Education	Kitchen	Main Floor	14 x 15
Zoning	RES		Centre	Dining Room	Main Floor	12.5 x 15
Inclusions	stove, fridge, dishwasher, washer, dryer	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Foyer	Main Floor	3.5 x 6
Exclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	OTHER	Main Floor	19.5 x 6.5
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Bedroom	2nd Level	12.5 x 15
Condo Corp #				Bedroom	2nd Level	12.5 x 15
Monthly Condo Fee		Other	South Shore Waldorf School & Kindergarten	Bedroom	2nd Level	12.5 x 13
Condo Fee Includes				Bedroom	2nd Level	12.5 x 13
		Garage Details		OTHER	3rd Level	15 x 37
		Parking Details	gravel, single driveway			
		Rental Income	Potential			
		Mini/Mobile CSA/ABS#				
		Mini/Mobile Serial #				
		Mobile/Leased Land Fees				

Property Overview

CLASSIC LUNENBURG: Lunenburg is, to say the least, a heritage conscious community. And, 105 Townsend has a fascinating past, which is rich enough to send preservation professionals and ordinary history-buffs into flights of ecstasy. Best of all, through sensitive and painstaking probing over the last twenty years, the pure architectural anatomy of that history has been peeled back and revealed, like fine art, rather than covered over and clutter up in pursuit of commercially-engineered passing-fashion. The finished product is refined aesthetic minimalism...a thoroughly modern, tranquil and comfortable living environment. The first floor social spaces are bright and flow gracefully around and back to the handsome airy kitchen. Throughout there are richly-hued softwood floors, open beams and beautifully sculpted masonry. Every window on all three levels captures painterly views, notably the adjacent church tower and the colorful garden. This is a very spacious home, with four good-sized bedrooms and an open plan third level. All the utility upgrades are in place (furnace, electrical, plumbing).

Property Features

BUILDING STYLE	2.5 Storey	DRIVEWAY/PARKING	Gravel, Single
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Patio
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Wood Stove(s)
FOUNDATION	Stone	RENTAL EQUIPMENT	None
EXTERIOR FINISH	Wood Shingles	LAND FEATURES	Landscaped
ROOF	Asphalt Shingle	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
FLOORING	Slate, Softwood		
HEATING/COOLING TYPE	Radiator		
FUEL TYPE	Oil, Wood		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



ROGER DIAL - Main: 902-277-0593
roger@reddoorrealty.ca
RED DOOR REALTY - 16940

List Office

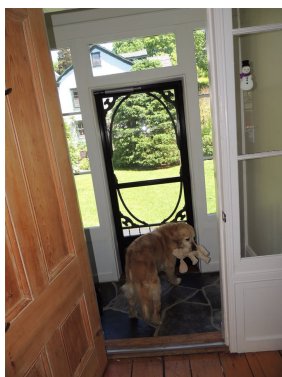
RED DOOR REALTY - 16940



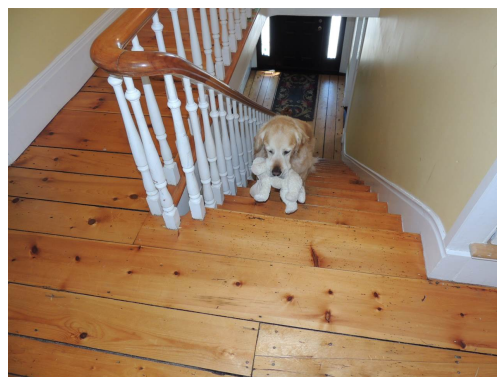
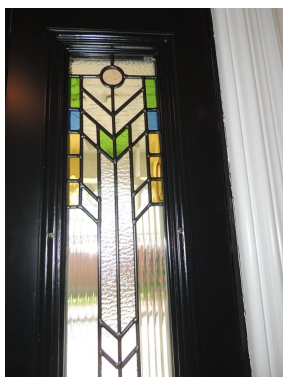
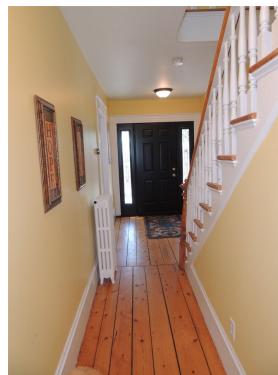
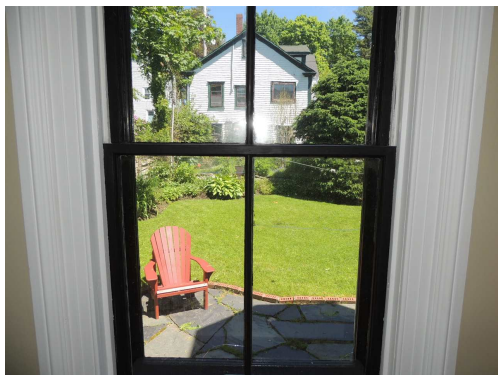
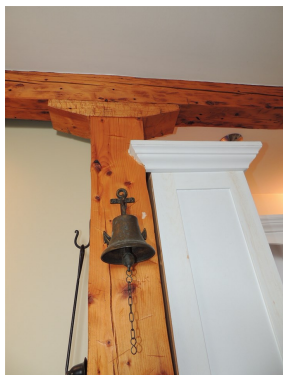
MLS # 201714954
List Price \$325,000
Status: CND
Class: RE

Address 105 Townsend Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



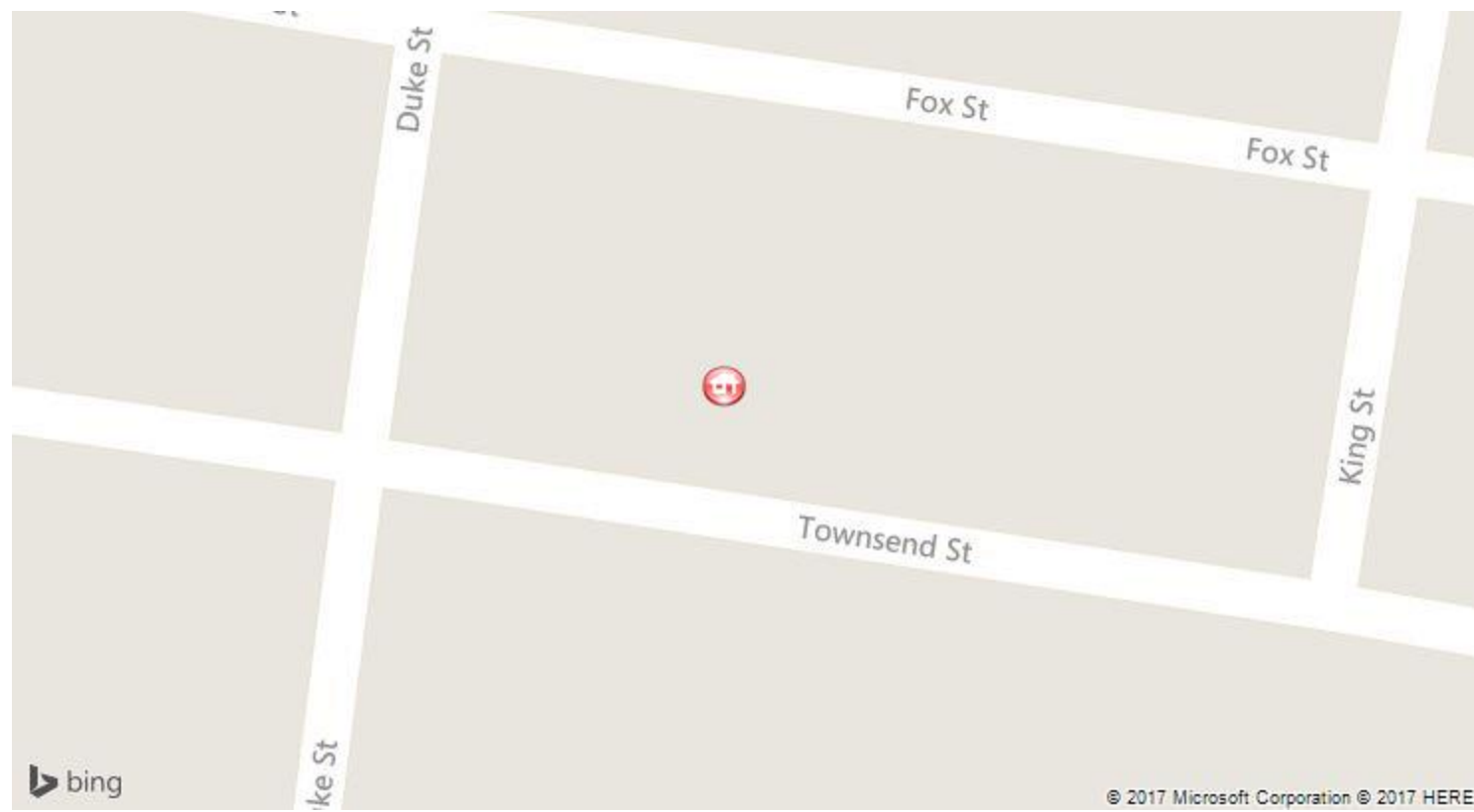
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