



MLS Client View - RESIDENTIAL			
MLS #	201817691	Number of Bedrooms	5
PID #	60060860	Master On Main Floor?	
Additional PID		Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	181
Listing Price	\$489,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	3,618
Address	70 Cumberland Street	Square Footage (MLA)	3,618
Address 2		Building Dimensions	38.5 x 34.5
Community	Lunenburg	Lot Size	5,086 sq ft
District	405-Lunenburg County	Garage	No
Sub-District	B1	Waterfront	No
Style	Detached		

Directions to Property

Located in the heart of Old-Town Lunenburg at the corner of Cumberland and Cornwallis Streets, across from the St. Johns Church Green. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Old-Town Lunenburg	Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Family Room	Main Floor	17 x 15
Water Frontage Units		High School	Park View Education Centre	Living Room	Main Floor	21 x 16.5
Inclusions	fridge, stove, dishwasher, washer & dryer RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	21.5 x 13
Zoning		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Dining Room	Main Floor	13 x 14.5
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	OTHER	Main Floor	28 x 5.5 (hall)
Association Fees		Other	South Shore Waldorf School & Kindergarten	Foyer	Main Floor	4 x 5
Condo Corp #		Garage Details		Bath 1	Main Floor	2-piece
Monthly Condo Fee		Parking Details	paved double driveway Potential	Master Bedroom	2nd Level	17 x 14.5
Condo Fee Includes		Rental Income		Bedroom	2nd Level	17 x 15
Plus Den Y/N		Mobile/Mini CSA/ABS#		Bedroom	2nd Level	14 x 13.5
EnerGuide Rating? Y/N		Mobile/Mini Serial #		OTHER	2nd Level	28 x 6 (upper hall)
EnerGuide Rating (GJ/Year)				Bath 2	2nd Level	4-piece
Date EnerGuide Obtained				OTHER	3rd Level	11 x 6.5 (hall)
				Bedroom	3rd Level	15.5 x 10
				Bedroom	3rd Level	24.5 x 14.5
				Bath 3	3rd Level	4-piece
				Storage	3rd Level	9 x 9.5

Property Overview

This is truly a grand house with historic provenance running back to the original 1753 settler grant to Martin Kaulbach. The classical 1830-40s revival home we see today was built over an 18th century cape house, as evidenced by the (now fully restored) open cooking hearth and beehive oven in the spacious basement. The important merchant and later mayor of Lunenburg, Joshua Kaulbach, commissioned the noted shipbuilder, John Young, to construct his "new" home to a proud 4-over-four interior design featuring huge well-lit rooms with 9+ feet ceilings, warmed by fireplaces in all eight rooms. Today the two chimneys have been completely rebuilt from the basement to the 3rd story rooftop, with open hearths in three of the ground floor rooms, plus a couple others fitted out for woodstoves. Indeed over the past twenty years every structural and functional element of this iconic home has been restored or renewed without sacrificing any of the historic integrity of the home. The list of carefully preserved heritage features inside is impressive: deep cove moldings, intricately paneled wide doors, polished hardwood and softwood floors, unique three storied stairwell, and...lest we forget...Lunenburg's very first flush toilet on the third floor (think gravity!). The house sits on a double lot with conch shell line gardens and a massive and rare ginkgo tree (almost as big as the chestnut tree situated by the paved parking area). All in all, a very grand house in the grandest of positions, overlooking the Green in front of St. Johns, the second oldest Protestant church in all of Canada.

Property Features

BUILDING STYLE	2.5 Storey	GARAGE	None
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Double, Paved
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Air Exchanger, Air Jet Tub, Wood Fireplace
FOUNDATION	Stone	APPLIANCES INCLUDED	RNGE, DISHW, DRYR, WSHR, RFRG
EXTERIOR FINISH	Wood Siding	RENTAL EQUIPMENT	NONE
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
FLOORING	Hardwood, Softwood	LAND FEATURES	Landscaped, Level, Fenced, Year Round Road
HEATING/COOLING TYPE	Fireplace, Furnace, Hot Water, Radiator	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina
FUEL TYPE	Oil, Wood		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF:

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

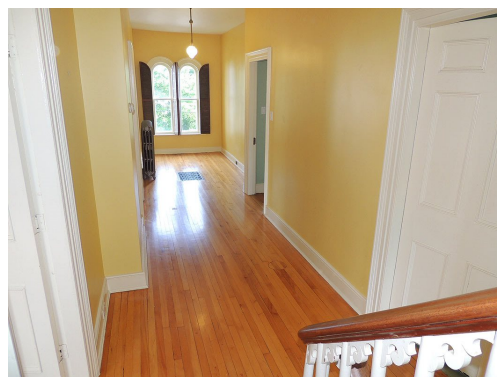
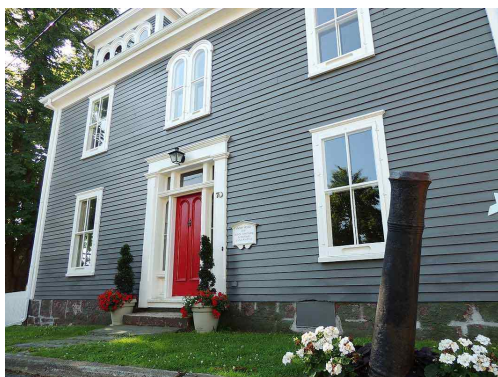
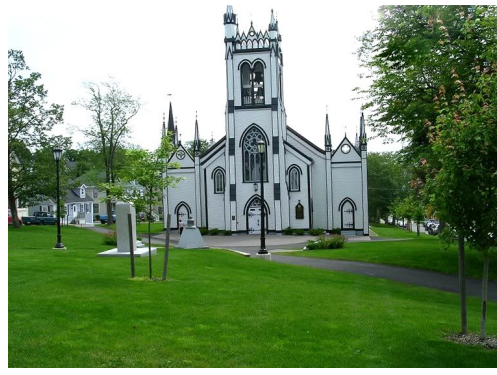
Listing Office RED DOOR REALTY - 16940



MLS # 201817691
List Price \$489,000
Status: ACT
Class: RE

Address 70 Cumberland Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

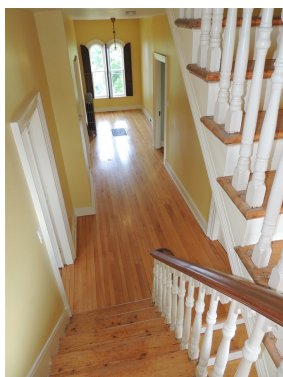
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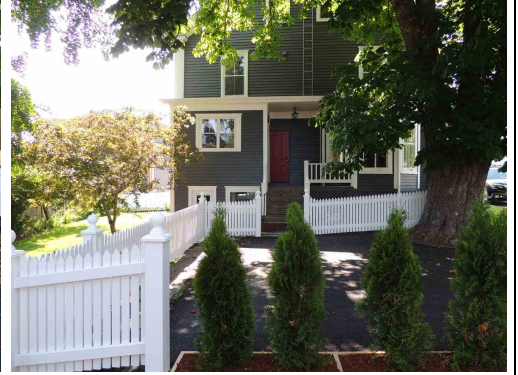
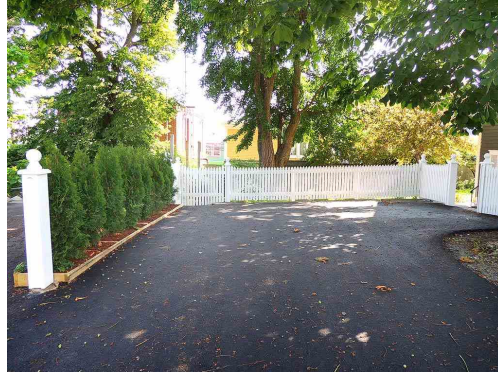
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