



MLS Client View - RESIDENTIAL		
<b>MLS #</b>	201907677	<b>Number of Bedrooms</b> 3
<b>PID #</b>	60058757	<b>Master On Main Floor?</b>
<b>Additional PID</b>		<b>Full Baths</b> 1
<b>Type</b>	Single Family	<b>Half Baths</b> 0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b> 126
<b>Listing Price</b>	\$292,000	<b>Year Built Unknown</b>
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b> 1,778
<b>Address</b>	87 Lawrence Street	<b>Square Footage (MLA)</b> 1,778
<b>Community</b>	Lunenburg	<b>Building Dimensions</b> 29.9 x 26.9 + 16.9 x 4.2
<b>District</b>	405-Lunenburg County	<b>Lot Size</b> 2,896 sq ft
<b>Sub-District</b>	B1	<b>Garage</b> No
<b>Style</b>	Detached	<b>Waterfront</b> No
		<b>Restr/Prot Covenants</b> No

#### Directions to Property

Located in the Old-Town District of Lunenburg. Lawrence Street between Cornwallis & Duke Streets. Realty sign posted.

#### Closing Date

#### General Property Information:

<b>Water Frontage</b>		<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM DIMENSIONS</b>
<b>Meas</b>		<b>Middle/Jr School</b>	Bluenose Academy	<b>Living Room</b>	<b>Main Floor</b>	<b>12.5 x 12</b>
<b>Water Frontage</b>		<b>High School</b>	Park View Education Centre	<b>Dining Room</b>	<b>Main Floor</b>	<b>12.5 x 12</b>
<b>Units</b>		<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P -12)	<b>Kitchen</b>	<b>Main Floor</b>	<b>14 x 12.2</b>
<b>Inclusions</b>	fridge, stove, washer & dryer, window treatments	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P -12)	<b>Porch</b>	<b>Main Floor</b>	<b>5.6 x 3.8</b>
<b>Exclusions</b>	small painted cupboard over kitchen counter	<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	<b>Foyer</b>	<b>Main Floor</b>	<b>10.2 x 6 plus jog</b>
		<b>Other</b>	South Shore Waldorf School & Kindergarten	<b>OTHER</b>	<b>Main Floor</b>	<b>9.5 x 5.8 - Pantry</b>
<b>Condo Info</b>		<b>Garage Details</b>		<b>Mud Room</b>	<b>Main Floor</b>	<b>6.3 x 6.2</b>
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	paved driveway	<b>Master Bedroom</b>	<b>2nd Level</b>	<b>12.5 x 12.2</b>
<b>Condo Fee Includes</b>		<b>Rental Income</b>		<b>Bedroom</b>	<b>2nd Level</b>	<b>12.6 x 12.5</b>
<b>Plus Den Y/N</b>		<b>Mobile/Mini Info</b>		<b>Bedroom</b>	<b>2nd Level</b>	<b>9.7 x 9.2</b>
<b>In Suite Laundry</b>		<b>Mobile/Leased Land Fees</b>		<b>Storage</b>	<b>2nd Level</b>	<b>9 x 4.4</b>
<b>Pet Friendly</b>		<b>Mobile/Mini Make</b>		<b>Bath 1</b>	<b>2nd Level</b>	<b>9 x 8.10 (4-pc)</b>
		<b>Land Status</b>		<b>OTHER</b>	<b>2nd Level</b>	<b>9.10 x 8.9 - Upper Landing</b>
		<b>Pet Friendly</b>				

#### Property Overview

This immaculately maintained Lunenburg home has so much going for it we're not sure where to begin! Let's start with the convenient location, on a quiet street in Old-Town where a scenic 5 minute stroll brings you to the many cafes & restaurants, unique shops and services of downtown and the bustling waterfront. How about the living space itself?...well, there's nearly 1800 square feet of it, spread over 2 floors with a wonderful flow between nicely proportioned principal rooms and tons of sunlight thanks to a perfect southern aspect. Updates?...the house has been rewired, is fully insulated, has newer windows, and there's even central vac! Looking for some character?...check out the arched doorways & custom built-ins, plus a collection of charming original elements like wide baseboards, window & door trims, and an elegant front foyer and staircase. And who says old homes lack suitable storage space?...not so here! The generous kitchen enjoys a pantry, there's a handy mudroom off the yard, a walk-in closet off one Bedroom and double closets in the Master. The basement is surprisingly bright with a walk out to the completely fenced back yard, plus there's a fabulous walk-up attic that would indulge any of your hoarding tendencies, but also offers great potential for additional living space. And let's not forget the outside...your four-legged friends will thank you for this fully enclosed yard. And always important in Old-Town...a paved driveway -- just enough space to get the car(s) off street. All-in-all, what we have here is the complete package...What more could you ask for?

#### EnerGuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

#### Property Features

<b>BUILDING STYLE</b>	2 Storey	<b>DRIVEWAY/PARKING</b>	Paved, Single
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>FEATURES</b>	Central Vacuum
<b>BASEMENT</b>	Full, Undeveloped, Walkout	<b>APPLIANCES INCLUDED</b>	Stove, Dryer, Washer, Refrigerator
<b>FOUNDATION</b>	Stone	<b>RENTAL EQUIPMENT</b>	NONE
<b>EXTERIOR FINISH</b>	Wood Shingles	<b>LAND FEATURES</b>	Level, Fenced, Year Round Road
<b>ROOF</b>	Asphalt Shingle	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
<b>FLOORING</b>	Engineered Hardwood, Hardwood, Laminate, Linoleum		
<b>HEATING/COOLING TYPE</b>	Baseboard, Forced Air, Furnace		
<b>FUEL TYPE</b>	Electric, Oil		
<b>WATER SOURCE</b>	Municipal		
<b>SEWAGE DISPOSAL</b>	Municipal		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		

#### COMPLIMENTS OF:

**Cynthia Dial - Main: 902-298-0332**  
**cindv@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**

**Listing Office** RED DOOR REALTY - 16940





**MLS #** 201907677  
**List Price** \$292,000  
**Status:** ACT  
**Class:** RE

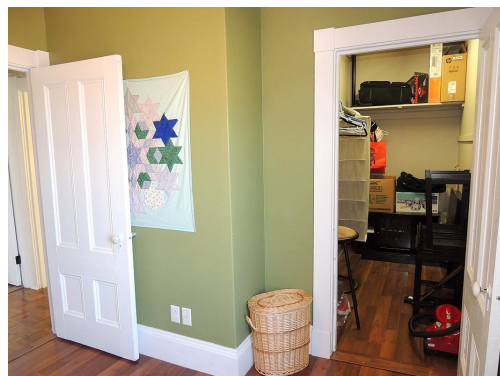
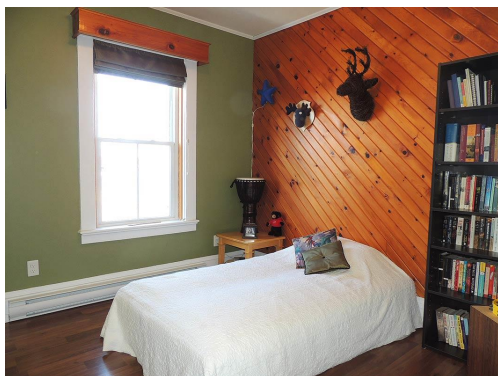
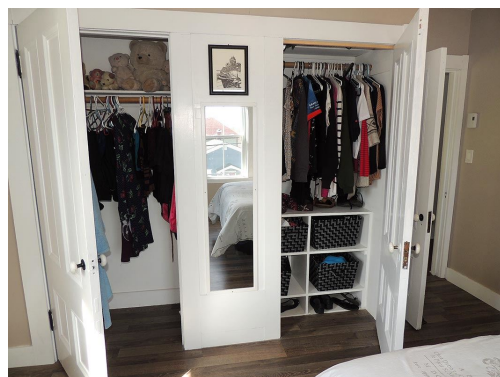
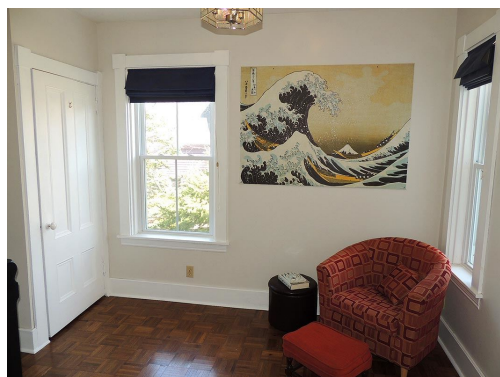
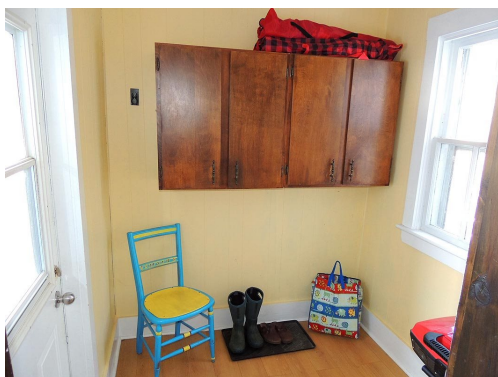
**Address** 87 Lawrence Street  
**Community** LUNENBURG  
**Province** NS  
**Postal Code** B0J 2C0

**Listing Office:**  
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



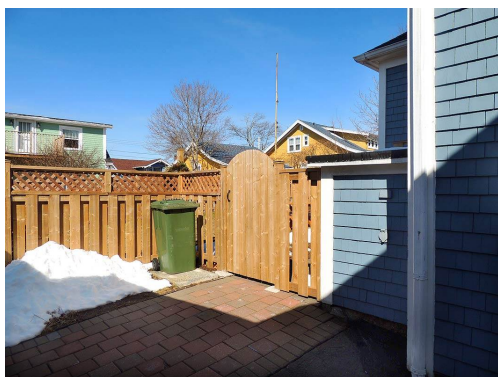


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