

Client View - Residential



MLS #	201915357	# of Beds	4
PID #	60062254	Master on Main Floor?	
Add'l PID		Full Baths	3
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	127
Address	365 Lincoln Street Lunenburg NS B0J 2C0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	2,722
Type	Single Family	Square Footage (MLA)	1,962
Style	Detached	Building Dimensions	33.10 x 29
Waterfront	N	Lot Size	3000 sq ft
Frontage		Garage	N
Prop Kwn As/Bdy of Water:		Garage Details	
		Parking Details	2 driveways: one on Lincoln St (interlocking brick), one on Kempt
		Zoning	OTR (Residential)
		Rental Income	PTL

Listing Price \$529,000



Restr/Prot Covenants N

Directions to Property

Old-Town Lunenburg, at the corner of Lincoln & Kempt Streets. Realty sign posted.

Property Overview

"FOUR FATHOMS"...Drop anchor and settle into 365 Lincoln Street. From its Old-Town berth 2 blocks up from the waterfront, this extensively renovated Lunenburg residence enjoys views of the famous harbour. A 5-year rejuvenation project has transformed this dwelling into a modern & efficient home for comfortable contemporary living with completely updated plumbing, electrical & heating systems. Thoughtful design & quality finishes were employed from start to finish, infusing the home with contemporary elements while respecting the past and preserving key components of the original character. Three finished levels provide more than 2700 sq ft of living space. A walkup attic with dormer enjoys a crow's nest view of the harbour and has tremendous development potential should even more living space be desired (rough-in wiring for heat & lights already in place). The Kitchen/Dining wing is the ideal entertainment venue, while a cozy Living Room across the hall with propane wall fireplace & media centre is the perfect spot to cozy up with a good book or watch a movie or the big game. The 2nd level features 2 fabulous Bedroom suites, each with Ensuite bath. The lower level has been developed into a fantastic guest suite with another Bedroom, Living Room/Galley & full Bath. Whether it's Inlaws, or Income, this is the ideal space with its own street level entrance. At the rear of the house is an award-winning back porch addition. This cleverly designed space functions as mudroom, summer dining area, 4-season BBQ room, and houses a handy heatpump/storage room. Tucked into the 3000 sq ft corner lot are driveways off each street, a newly built

Room Sizes

Dining Room	Main Floor	14.1 x 12.11	Living Room	Lower Level	w/ Kitchenette -
Living Room	Main Floor	14.2 x 13.1	Bedroom	Lower Level	13.10 x 12.2
Kitchen	Main Floor	13 x 12.6	Bath 2	Lower Level	13.10 x 12.9
OTHER	Main Floor	Pantry - 11 x 4.4	Utility	Lower Level	3-pc
Bath 1	Main Floor	8.3 x 4.5 (2-pc)			w/ Laundry - 30.6
Master Bedroom	2nd Level	14.2 x 13.2			x 11.4
Ensuite Bath 1	2nd Level	7.10 x 5.7 + 5.3 x			
Bedroom	2nd Level	3.11 (3-pc)			
Ensuite Bath 2	2nd Level	14.2 x 12.11			
Bedroom	2nd Level	12.10x12.8 +			

Schools

Elementary School	Bluenose Academy
Middle/Jr School	Bluenose Academy
High School	Park View Education Centre
Fr Imm Elementary School	Centre scolaire de la Rive Sud (P -12)
Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P -12)
Fr Imm High School	Centre scolaire de la Rive Sud
Other	South Shore Waldorf School &

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	3 Level
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Partially Developed, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Ceramic, Hardwood, Softwood, Tile
HEATING/COOLING TYPE	Baseboard, Fireplace, Heat Pump -Ductless, In Floor, Radiant, Ductless Cooling
FUEL TYPE	Electric, Propane
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING	Double, Gravel, Interlocking
STRUCTURES	Shed
FEATURES	Ensuite Bath, Propane Fireplace
APPLIANCES	Barbeque, Cooktop - Propane, Oven - Propane,
INCLUDED	Dishwasher, Dryer, Washer, Microwave, Refrigerator
RENTAL EQUIPMENT	Propane Tank
WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
LAND FEATURES	Landscaped, Fenced, Year Round Road
COMMUNITY	Golf Course, Park, Playground, Recreation Center,
FEATURES	School Bus Service, Shopping, Marina, Place of Worship



COMPLIMENTS OF:

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



Listed By: RED DOOR REALTY - 16940

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # 201915357
List Price \$529,000
Status: ACT
Class: RE

Address 365 Lincoln Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



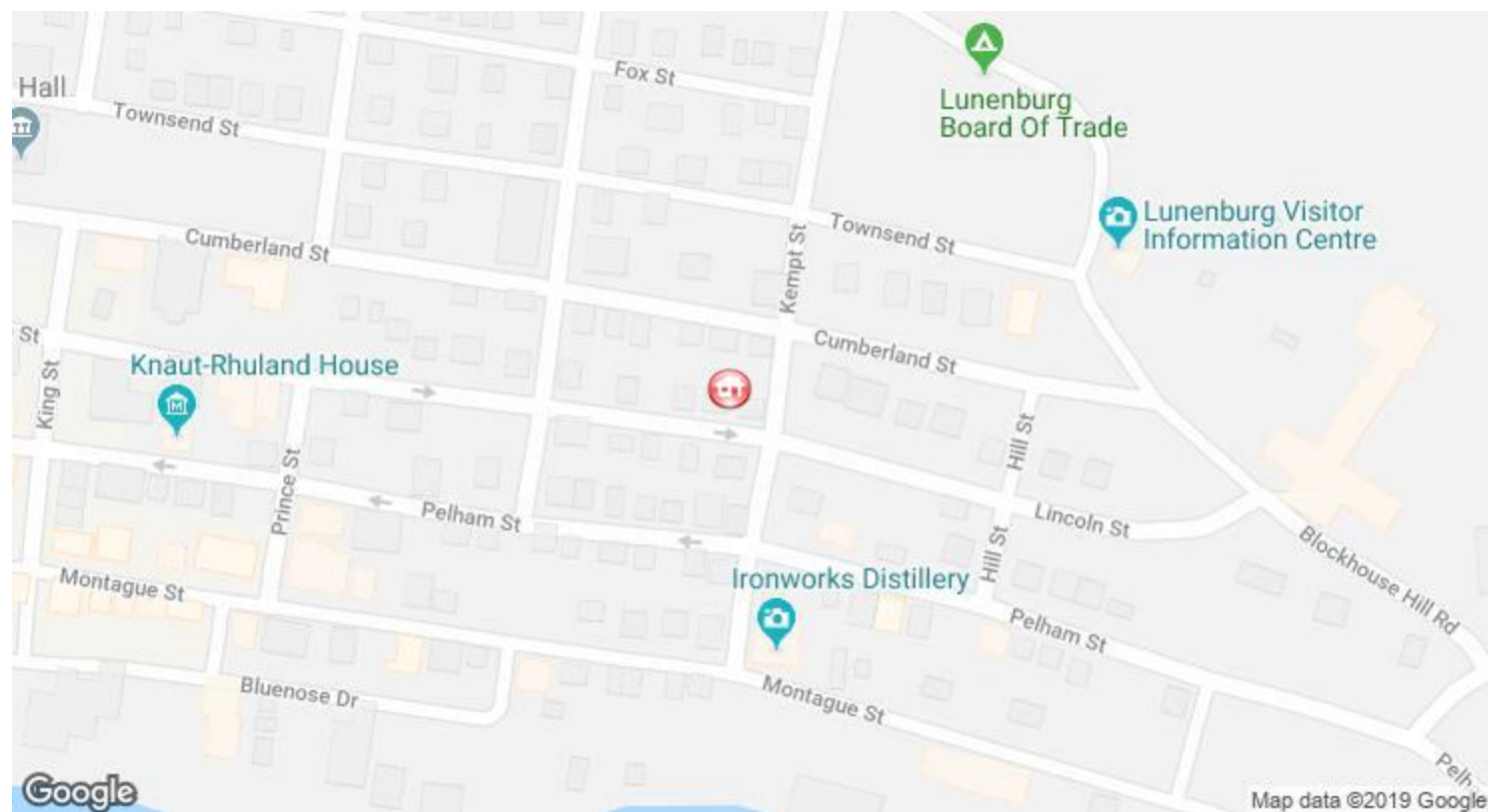
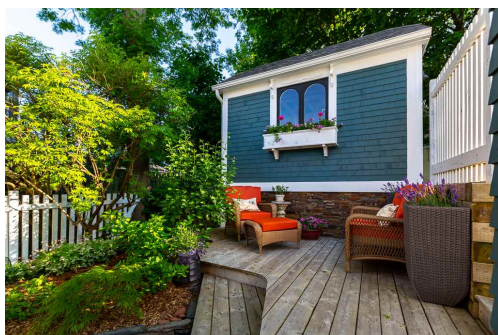
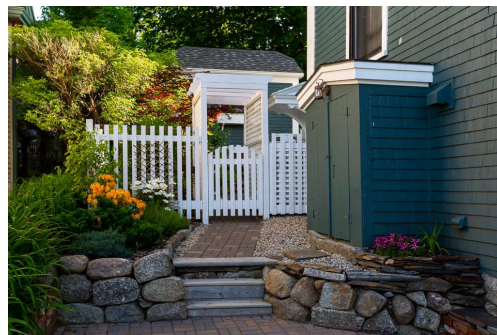
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