



MLS Client View - RESIDENTIAL		
MLS #	201921311	Number of Bedrooms 4
PID #	60061033	Master On Main Floor?
Additional PID		Full Baths 1
Type	Single Family	Half Baths 0
Listing Status	ACTIVE	Building Age 134
Listing Price	\$475,500	Year Built Unknown
Selling Price		Total Fin SqFt (TLA) 2,513
Address	202 Cumberland Street Lunenburg NS B0J 2C0	Square Footage (MLA) 2,513
Style	Detached	Building Dimensions 35 x 29 plus "bumps"
		Lot Size 3,000 sq ft
		Garage Yes
		Waterfront No
		Restr/Prot Covenants No

Directions to Property

OLD-TOWN LUNENBURG: Cumberland Street, near Kempt St (at the Blockhouse Hill end of town). Realty sign posted.

Closing Date

General Property Information:

Water Frontage		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	13.1 x 11.10
Water Frontage		High School	Park View Education Centre	Dining Room	Main Floor	13.1 x 13
Units		Fr Imm Elementary School	Centre scolaire de la Rive Sud (P -12)	Kitchen	Main Floor	15 x 13.1
Inclusions	fridge, propane cooktop, wall oven, microwave, washer & dryer, chest freezer chandeliers in Living Room,	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P -12)	Den/Office	Main Floor	13.2 x 11.10
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Dining Nook	Main Floor	10.8 x 6.3
Condo Info		Other	South Shore Waldorf School	Porch	Main Floor	6.3 x 2.9
Monthly Condo Fee		Garage Details	single detached (20.6 x 11.5)	Bedroom	2nd Level	13.2 x 13.2
Condo Fee Includes		Parking Details	paved driveway	Bedroom	2nd Level	13.2 x 13.2
Plus Den Y/N		Rental Income		Bedroom	2nd Level	12 x 11.2
In Suite Laundry				Bedroom	2nd Level	12 x 11.2
Pet Friendly				Bath 1	2nd Level	10.2 x 6 + 6.3 x 4 (3 -pc)
		Mobile/Mini Info		OTHER	2nd Level	-pc)
		Mobile/Leased Land Fees		Rec Room	3rd Level	'Bump' Sitting Nook -
		Mobile/Mini Make		Laundry	Lower Level	10 x 6.4
		Land Status		OTHER	Lower Level	30.10 x 12.5
		Pet Friendly		Utility	Lower Level	13.9 x 12
						Hobby Room - 12.6 x 12

Property Overview

QUINTESSENTIAL LUNENBURG -- This classic 1885 residence w/ signature Lunenburg Bumps on front & back features a traditional layout, an abundance of original detail, and a quiet Old-Town location. The interior was recently stripped to the studs and thoroughly rejuvenated. Beneath fresh new surfaces is new insulation & completely updated electrical w/ extensive pot lighting. Beautifully refinished softwood floors throughout unite elegant principal rooms including a formal parlour w/ propane fireplace, separate dining room, and a stylish new Kitchen w/ large island & propane cooktop plus walkout to a deck overlooking the garden. Just off the kitchen is a sunny breakfast nook tucked into the main floor bump. Upstairs find 4 good sized bedrooms, a bright new family bath and another wonderful sitting area in the back bump. Need more living space? No problem...the finished walk-up attic offers plenty of room for your home office, hobbies & crafts, or TV retreat. And from the skylights you can even catch a glimpse of ships coming into the harbour. But that's not all, a high & dry basement w/ garden level walkout offers excellent storage or workshop space, or conversion potential for a separate guest suite. The compact yard typical of Old-Town provides just enough garden to supply herbs for the salad and fresh flowers for the table, and is fully fenced w/ ample lawn for Rover. A matching garage is ideal storage for the yard tools or perhaps develop this charming building into an artist's garden studio. Come enjoy the best of both worlds...character & charm combined with comfort & efficiency. All this in a convenient location just a lazy 5 minute

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	2.5 Storey	GARAGE	Detached, Single
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Paved
BASEMENT	Full, Undeveloped, Walkout	STRUCTURES	Deck
FOUNDATION	Concrete, Stone	FEATURES	Propane Fireplace
EXTERIOR FINISH	Aluminium Siding	RENTAL EQUIPMENT	PRPTK
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Level, Fenced, Year Round Road
FLOORING	Ceramic, Softwood, Tile	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
HEATING/COOLING TYPE	Baseboard, Forced Air, Furnace, In Floor, Radiant		
FUEL TYPE	Electric, Oil		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF:

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

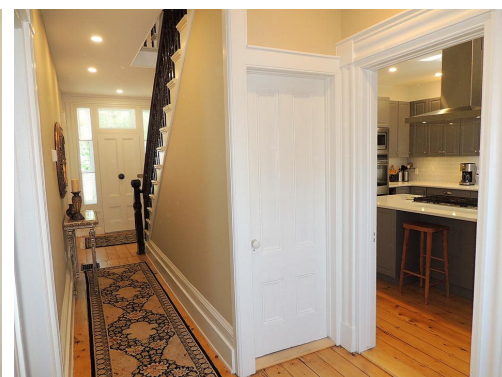
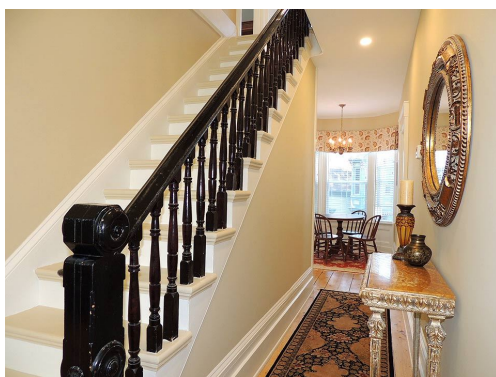
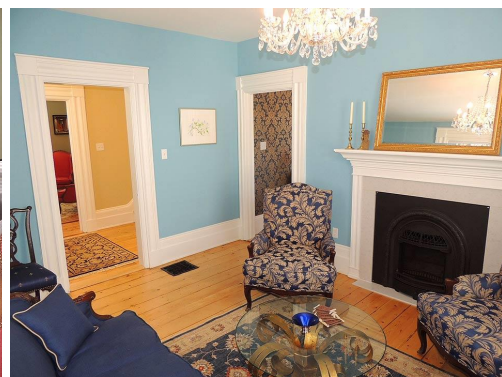
Listing Office RED DOOR REALTY - 16940



MLS # 201921311
List Price \$475,500
Status: ACT
Class: RE

Address 202 Cumberland Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
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Data provided by the Nova Scotia Association of REALTORS®.



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