

Client View - Residential



Listing Price \$482,000



MLS #	202015330	# of Beds	4
PID #	60062726	Master on Main Floor?	
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	135
Address	213 Montague Street Lunenburg NS B0J 2C0	Year Built	Unknown
		Total Fin SqFt (TLA)	2,008
		Square Footage (MLA)	2,008
		Building Dimensions	33'8" x 29'10"
County	LUNENBURG	Lot Size	3600 sq ft
Type	Single Family	Garage	Y
Style	Detached	Garage Details	single, detached
Waterfront	N		
Frontage			
Prop Knwn As/Bdy of Water:	Lunenburg Harbour	Parking Details	paved driveway
		Zoning	OTR (Residential)
		Rental Income	

Restr/Prot Covenants N

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Zoning OTR (Residential)

Rental Income

Directions to Property

Town of Lunenburg - Old Town District, Montague Street between Kempf and Prince Streets. One Block up from the waterfront. Realty sign posted.

Property Overview

Here's a combination you don't find in "Old-Town" Lunenburg every day! A character property with Yard Space, a Separate Garage, and a High & Dry Basement! Add to these features a wonderful harbour view and loads of interior character and voila...213 Montague Street. This classic Lunenburg residence with Mansard roof and a commanding position above the street enjoys interesting views over the historic streetscape, the working waterfront, the timeless Dory Shop and the government "railway" wharf. You can't get much more "Lunenburg" than that! On the main floor, find 11' ceilings, gleaming natural wood floors and period details. Large windows in the south facing front rooms flood the airy interior with natural light. A spacious kitchen with new appliances, a small office/den, and a full bath with walk-in shower complete the main level. Upstairs, find four generous bedrooms, each with 2 dormer windows, and another full bath. Lots of recent upgrades include mostly new windows, propane woodstove, and professional refinishing of the original plank floors in the kitchen and entire 2nd floor. As for the basement, you won't find many like this in Old-Town. It's full height with good-sized windows and is dry as can be! The outside features a semi-fenced backyard with patio area and side deck/terrace with a nice view of the harbour. The story and a half garage with loft storage under a mansard roof mimicking that of the house is a real bonus...park the car, set up a workshop, or tuck away all your toys! This impeccably maintained home enjoys a convenient location one block from the waterfront and steps from the shops, cafes and amenities of

Room Sizes

Dining Room	Main Floor	13.1 x 12.7 plus bay Bath 2	2nd Level	(3-PC) 6.4 x 4.11
Living Room	Main Floor	13.2 x 12.7 plus bay Storage	Lower Level	(Laundry)
Kitchen	Main Floor	13.3 x 12.7		
Den/Office	Main Floor	12.6 x 7 plus jogs		
Bath 1	Main Floor	(3-PC) 12.5 x 5.5		
Porch	Main Floor	less jog		
Bedroom	2nd Level	6.5 x 3.4		
Bedroom	2nd Level	13 x 12.7		
Bedroom	2nd Level	13.3 x 12.7		
Bedroom	2nd Level	13.5 x 12.7		

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	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Aluminium Siding
ROOF	Asphalt Shingle
FLOORING	Ceramic, Hardwood, Softwood
HEATING/COOLING TYPE	Baseboard, Hot Water, Stove
FUEL TYPE	Oil, Propane
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Single
DRIVEWAY/PARKING	Paved
STRUCTURES	Deck, Patio
FEATURES	Propane Fireplace
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	Propane Tank
WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
LAND FEATURES	Landscaped, Partially Fenced, Sloping/Terraced, Year Round Road
COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca

Red Door Realty (Lunenburg)



Listed By: Red Door Realty (Lunenburg)

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

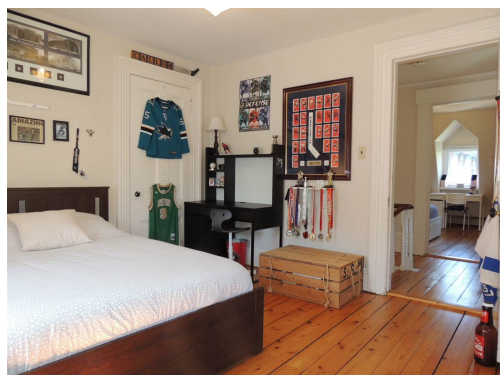
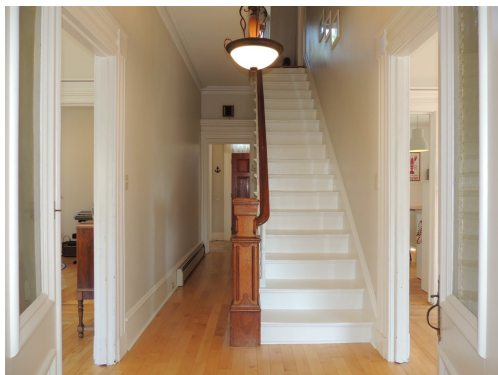
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List Price \$482,000
Status: ACT
Class: RE

Address 213 Montague Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

Listing Office:
Red Door Realty (Lunenburg)



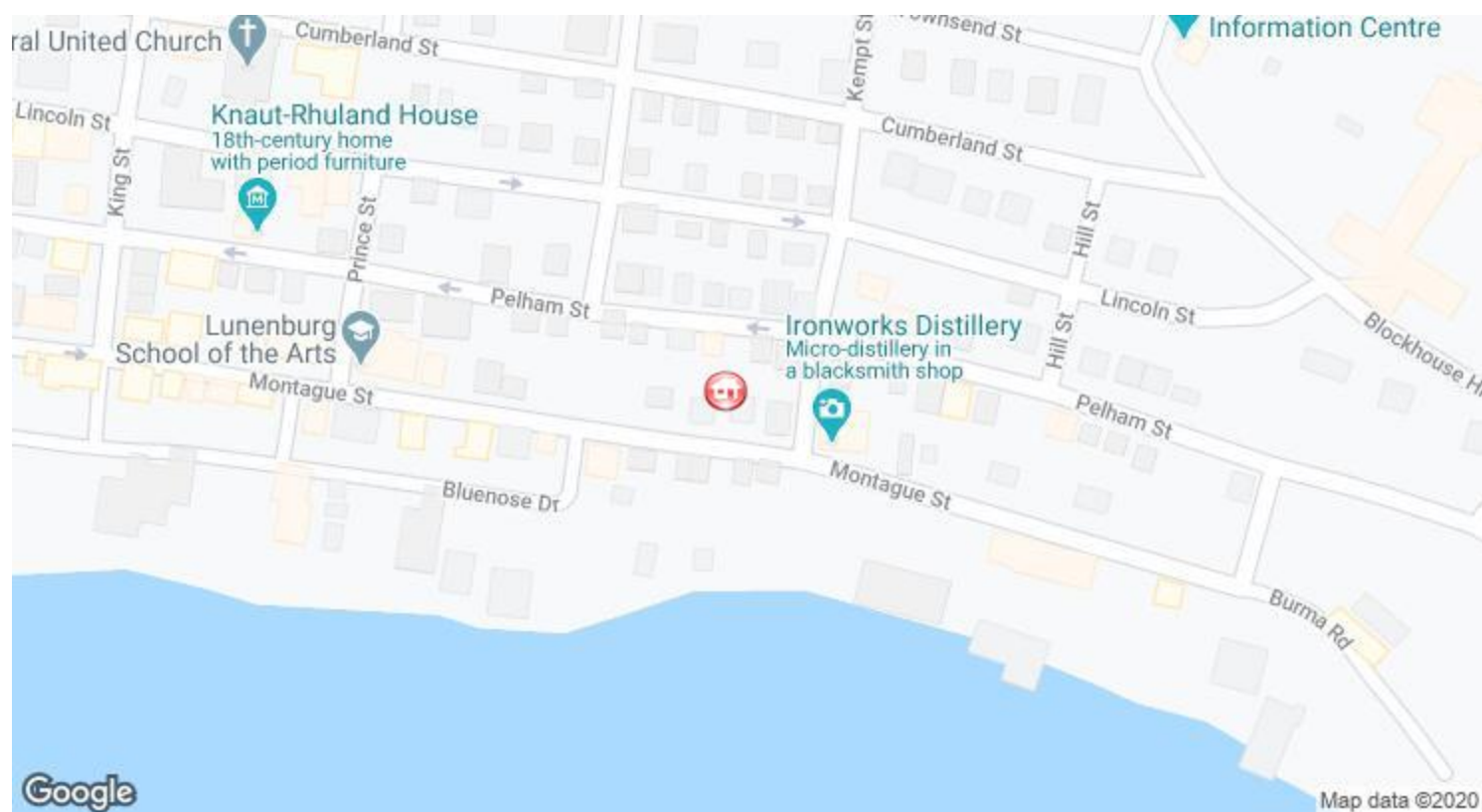
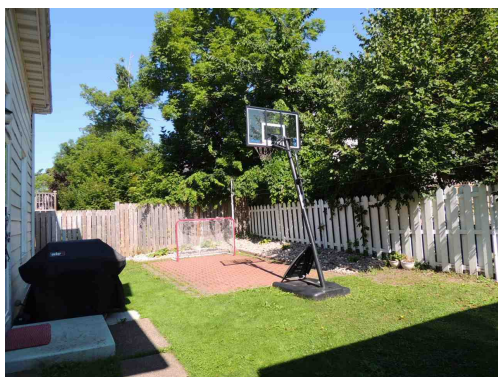
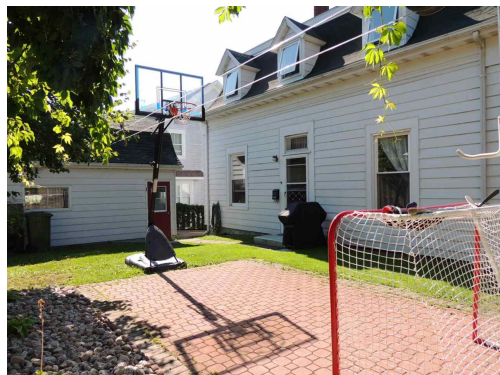
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