

Client View - Residential



MLS #	202111718	# of Beds	2
PID #	60063377	Master on Main Floor?	
Add'l PID	N	Full Baths	2
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	194
Address	210 Montague Street Lunenburg NS B0J 2C0	Total Fin SqFt (TLA)	2,453
County	LUNENBURG	Square Footage (MLA)	1,935
Type	Single Family	Building Dimensions	33.6 x 21.6 + jog
Style	Semi-Detached	Lot Size	3,391 sq ft
Waterfront	N	Garage	N
Frontage		Garage Details	
Prop Knwn As/Bdy of Water:	Lunenburg Harbour	Parking Details	single driveway with grass block pavers.
Restr/Prot Covenants	N	Zoning	OTR (Residential)
New Construction	N	Rental Income	
Construction Status			

Listing Price \$695,000

Virt Tour URL

Add'l Virt Tour



Directions to Property

Old-Town Lunenburg: Montague Street between Kempt Street and Bluenose Drive. Realty sign posted.

Property Overview

In a town renowned for its picture-perfect postcard setting, this home enjoys one of the most coveted views in all of Lunenburg. Built in 1827 for Master Mariner, Capt Jacob Mosher, for nearly 2 centuries the steadfast residence has kept a watchful eye over the famous harbour with a view that is truly timeless, spanning the age of sail to today. Traditional marine activities still carry on right below the house where the tallship Picton Castle berths and wooden boats are hand crafted at the historic Dory Shop. The handsome Georgian townhouse offers more than 2400 s-f of living space over 4 levels, each boasting a fabulous vantage point to take in the brilliant views of the bustling harbour and working waterfront. Inside, an abundance of original architectural detail remains, from the striking arched passageways, wooden cornice mouldings, hand-carved chair rails, elegant bannister railings, beautifully toned pine plank floors, and much more. An open plan main level provides a bright and comfortable space for casual living and lively entertaining. In the warmer months, the main floor living space extends to the outside where a covered side verandah wraps around to the back of the house to a sun-soaked back deck overlooking the water. Two spacious & bright bedrooms and 2 full baths including ensuite are found on the 2nd level. There's potential for hosting guests in the attic loft/studio or down below in the cozy walk-out level Family Room with its cozy woodstove set into the original

Room Sizes

Foyer	Main Floor	6.2 x 5.9	Family Room	Lower Level	18.4 x 17.7
Porch	Main Floor	8.4 x 5.9	Laundry	Lower Level	17.5 x 12 (w/ utilities)
Living Room	Main Floor	13.8 x 11.9	/Bath		
Dining Room	Main Floor	13.6 x 12.9 plus jog			
Kitchen	Main Floor	9.9 x 6.9			
Primary Bedroom	2nd Level	13.3 x 12.1			
Ensuite Bath 1	2nd Level	13.7 x 8.4 less jog			
Bedroom	2nd Level	(3-pc)			
Bath 2	2nd Level	13.4 x 11.4			
OTHER	3rd Level	7.4 x 5.3 (4-pc)			

Schools

Elementary	Bluenose Academy
Middle/Jr	Bluenose Academy
High	Park View Education Centre
Fr Imm Elementary	Centre scolaire de la Rive Sud
Fr Imm Middle/Jr	Centre scolaire de la Rive Sud
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly
No. of Parking Spaces

Mobile/Mini

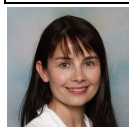
Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	4 Level
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Fully Developed, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Softwood
HEATING/COOLING TYPE	Fireplace, Forced Air, Furnace, Hot Water, In Floor, Radiant, Radiator
FUEL TYPE	Electric, Oil, Wood
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	None
DRIVEWAY/PARKING	Block, Single
STRUCTURES	Deck, Shed
FEATURES	Ensuite Bath, Wood Stove(s), Sump Pump
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
LAND FEATURES	Landscaped, 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 (16940)



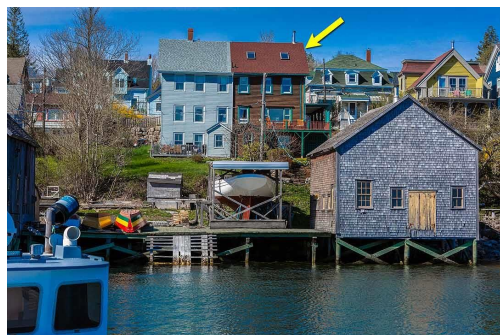
Listed By: Red Door Realty (16940)

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

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List Price \$695,000
Status: ACT
Class: RE

Address 210 Montague Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

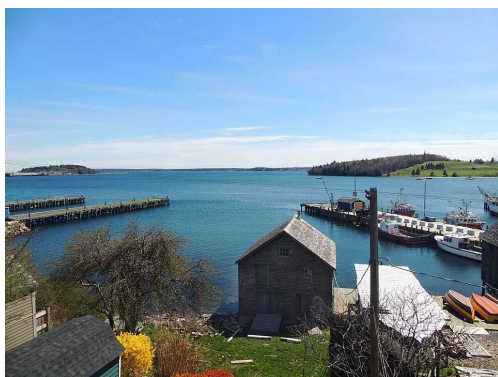
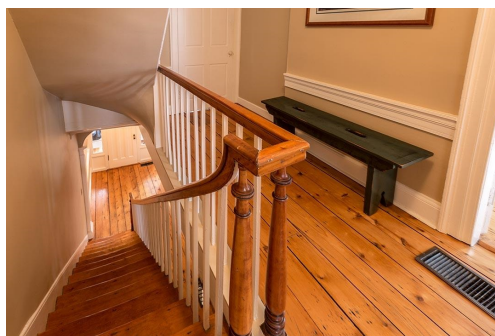
Listing Office:
Red Door Realty (16940)



Data provided by the Nova Scotia Association of REALTORS®.

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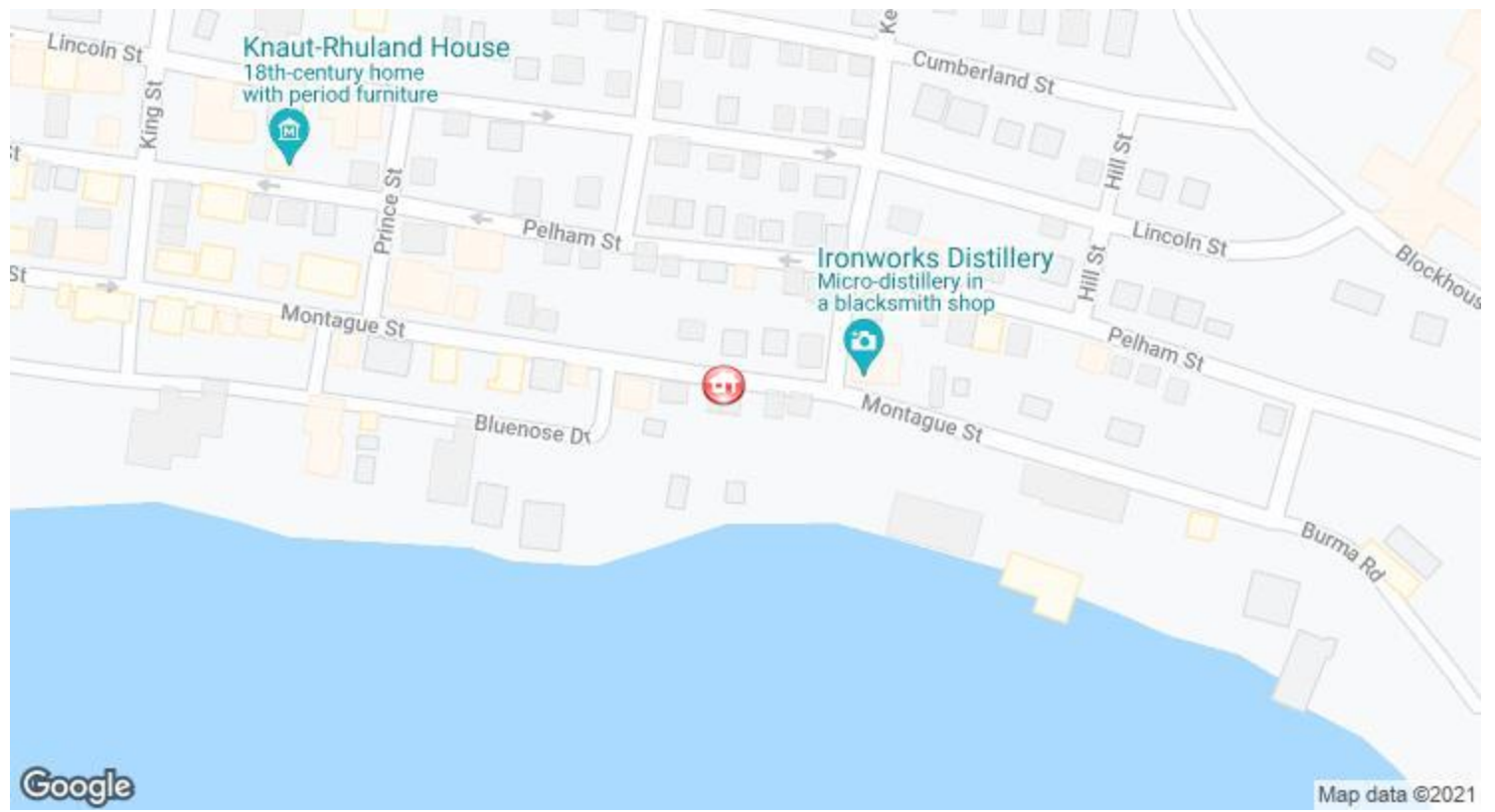
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