

Client View - Residential



MLS #	202111743	# of Beds	4
PID #	60055472	Master on Main Floor?	
Add'l PID	N	Full Baths	3
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	146
Address	75 Dufferin Street Lunenburg NS B0J 2C0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	2,800
Type	Single Family	Square Footage (MLA)	2,800
Style	Detached	Building Dimensions	43.10 x 35.6 less jogs
Waterfront	N	Lot Size	8,611 sq ft
Frontage		Garage	Y
Prop Kwn As/Bdy of Water:		Garage Details	2 storey barn/workshop building with single car garage bay.
Restr/Prot Covenants		Parking Details	gravel driveway with parking for multiple vehicles.
New Construction	N	Zoning	RES
Construction Status		Rental Income	

Listing Price \$844,000

Virt Tour URL

Add'l Virt Tour



Directions to Property

Town of Lunenburg, corner of Dufferin and Macdonald Streets. Realty sign posted.

Property Overview

A GRAND PAINTED LADY OF LUNENBURG, REBORN! -- A masterclass in historic home rejuvenation, this striking residence has enjoyed a meticulous restoration over the past 12 years and stands again as a showpiece of high Victorian craftsmanship & design. The gracious living space features generous & bright principal rooms & wonderful original elements throughout, including a dramatic staircase, hardwood floors, ornate & whimsical millwork, a cook's pantry, rooftop belvedere, and a stunning collection of stained-glass windows that would make most churches envious. Contrasting the wonderful period elements of the home is a gorgeous new custom kitchen & 3 full baths straight from the pages of current designer magazines. This seamless melding of the old with the new creates a house that's not just beautiful to look at but comfortable to live in. Wondering if this house is as nice as the photos, it's not...it's even better! This home is much more than its big beautiful spaces. It's in the subtle details...from the quarter-sawn western Douglas-fir flooring in the kitchen, to the tireless effort that went into sourcing high quality & appropriate fixtures, stripping & refurbishing every piece of decorative original hardware, reconditioning vintage cast iron radiators, and meticulous restoration & reglazing of every window sash in the house. Not to be overlooked is the most painstakingly thorough exterior paint job you will find anywhere...with every spec of old paint stripped from the entire house,

Room Sizes

Dining Room	Main Floor	16.6 x 16 plus bay	Foyer	Main Floor	13.8 x 11.1
Living Room	Main Floor	17.1 x 11.6 + 8.5 x	OTHER	Main Floor	Coat Closet - 6.4
Sun Room	Main Floor	5	Primary	2nd Level	x 3.6
OTHER	Main Floor	12.6 x 4.4 (3	Bedroom	2nd Level	16.6 x 13.9
Kitchen	Main Floor	-season)	Ensuite Bath	2nd Level	11.5 x 7.1 (3-pc)
OTHER	Main Floor	Closet - 4.4 x 3.8	1	2nd Level	Upper Hall - 11.2
Laundry	Main Floor	13.1 x 12.4	OTHER	2nd Level	x 10.2 + 7.2
Mud Room	Main Floor	Pantry - 9.7 x 8.6	Sun Room	2nd Level	8 x 5.7 (3
Bath 1	Main Floor	8.6 x 7.3	Bedroom	2nd Level	-season)
Porch	Main Floor	8.4 x 7.7	OTHER	2nd Level	11.9 x 11.5

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	Riverside Education Centre 6-8
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

Condo

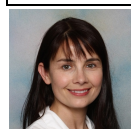
Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly
No. of Parking Spaces

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped
FOUNDATION	Stone
EXTERIOR FINISH	Wood Shingles, Wood Siding
ROOF	Asphalt Shingle
FLOORING	Ceramic, Hardwood, Softwood
HEATING/COOLING TYPE	Fireplace, Hot Water, Radiant
FUEL TYPE	Oil, Wood
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Wired
DRIVEWAY/PARKING	Gravel, Parking Spaces(s)
STRUCTURES	Deck, Patio, Barn
FEATURES	Ensuite Bath, Wood Fireplace
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
LAND FEATURES	Landscaped, Level, 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)



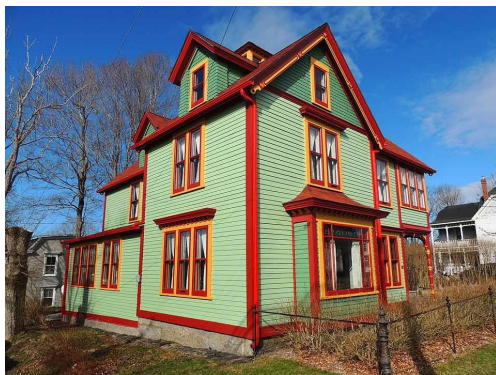
Listed By: Red Door Realty (16940)

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

MLS # 202111743
List Price \$844,000
Status: ACT
Class: RE

Address 75 Dufferin Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

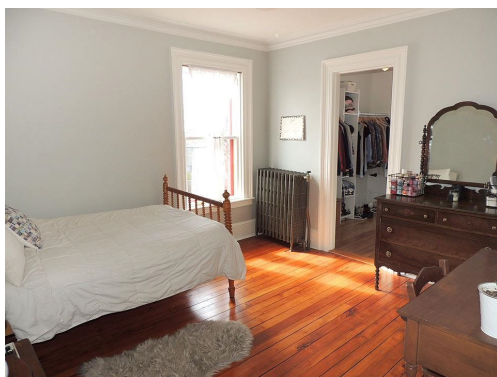
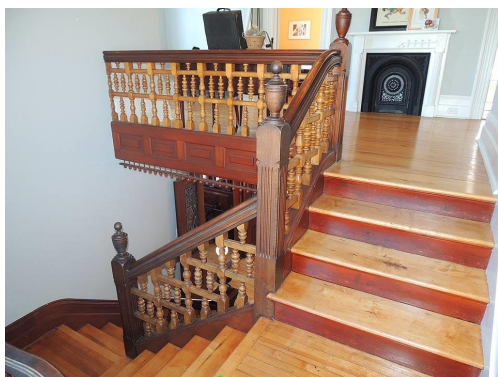
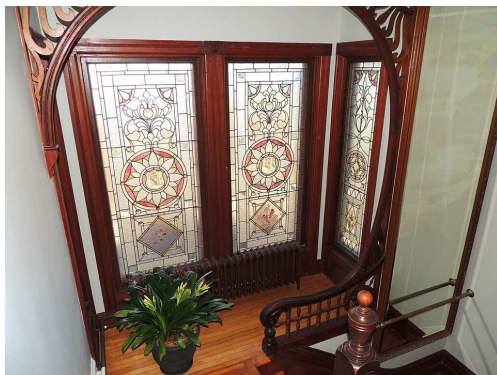
Listing Office:
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Data provided by the Nova Scotia Association of REALTORS®.

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