



Virt Tour URL

Add'l Virt Tour 1 URL

MLS Client View - RESIDENTIAL

MLS #	202206126	Number of Bedrooms	2
PID #	60062692	Primary On Main Floor?	
Additional PID?		Full Baths	1
Total Lot Size SqFt	3192.00	Half Baths	1
Type	Single Family	Building Age	100
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$568,000	Total Fin SqFt (TLA)	1,410
Selling Price		Square Footage (MLA)	1,410
Address	229 Montague Street Lunenburg NS B0J	Building Dimensions	37.1 x 22.6
	2C0	Lot Size	
Style	Detached	Garage	No
New Construction Y/N	No	Waterfront	No
		Restr/Prot Covenants	Yes

Directions to Property

Old-Town Lunenburg, Montague Street between Kempt St and Shipyard Hill Rd. Realty sign posted.

Closing Date

General Property Information:

Water Frontage Meas		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Units		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	16 x 10.2
Inclusions	fridge, stove, dishwasher, washer & dryer	High School	Park View Education Centre	Dining Room	Main Floor	13.10 x 10.2
Exclusions		Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	13.10 x 10.1
Zoning	RES	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Foyer	Main Floor	7.8 x 7.4 plus jog
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	5.9 x 3.5 (2-pc)
Condo Info		Other	South Shore Waldorf	Bedroom	2nd Level	16 x 9.1
Monthly Condo Fee		Garage Details		Bedroom	2nd Level	13.6 x 11.2 plus jog
Condo Fee Includes		Parking Details	gravel driveway	Den/Office	2nd Level	10.1 x 10.1
Plus Den Y/N		Rental Income		Bath 2	2nd Level	10 x 7.3 + 4.1 x 3.8 (4-pc)
In Suite Laundry						
Pet Friendly1						
No. of Parking Spaces						

Mobile/Mini Info

Mobile/Leased Land Fees
Mobile/Mini Make
Land Status
Pet Friendly2

Property Overview

PIED-A-TERRE ON THE LUNENBURG WATERFRONT -- Whether it's your weekend getaway, your summer residence, or year-round home, this downtown home is an appealing mix of convenience and comfort. Perfectly situated within the waterfront district of Old-Town Lunenburg to take advantage of great harbour views and all the amenities & services of this popular and vibrant seaside community. Steps from your doorstep you'll find artisans, shops, galleries & boutiques, great restaurants, pubs & cafes, groceries, post office and more! Extensive renovations through 2016-2017 have created a modern interior that is open, bright and spacious with original softwood floors to add warmth and character. The main level is open concept with a delightful house wide sunroom/porch at the front offering a great view over the harbour and across to the Bluenose Golf Club. Upstairs, a sunny Den/Office overlooks the square-rigging of the tallship Picton Castle at her berth. Two large bedrooms and a generous 4-piece main bath complete the 2nd level. Down below, a high and bright basement is fully insulated and ideal for storage. All house systems have been fully updated with 200Amp electrical and all new wiring, all new plumbing, heat-pumps on both living levels, spray foam insulation from top to bottom, new siding, roof & windows. If low-maintenance and efficiency are high on your list, you can check both of those boxes! This your opportunity to finally get that perfect place in beautiful Lunenburg! But don't wait too long...like the tallship in the photos, this ship is about to sail!

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	2 Storey	DRIVEWAY/PARKING	Gravel
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Deck
BASEMENT	Full, Undeveloped	FEATURES	Air Exchanger, HRV (Heat Rcvry Ventln), Sump Pump
FOUNDATION	Poured Concrete	APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	NONE
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	View: Harbour, View: Ocean
FLOORING	Ceramic, Softwood, Tile	LAND FEATURES	Landscaped, Year Round Road
HEATING/COOLING TYPE	Baseboard, Ducted Cooling, Heat Pump -Ducted, Heat Pump -Ductless, Ductless Cooling	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
FUEL TYPE	Electric		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cvnthia Dial



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Red Door Realtv(20036)



Listing Office Red Door Realty(20036)

MLS # 202206126

List Price \$568,000

Status: ACT

Class: RE

Address 229 Montague Street

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

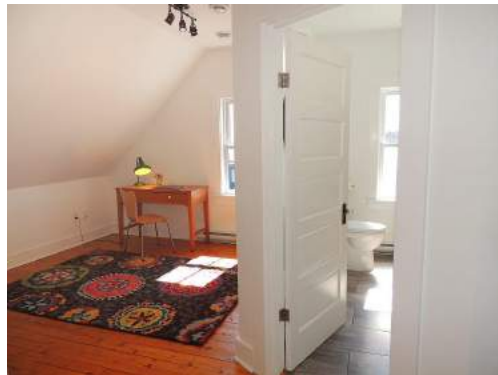
Red Door Realty(20036)



Data provided by the Nova Scotia Association of REALTORS®.

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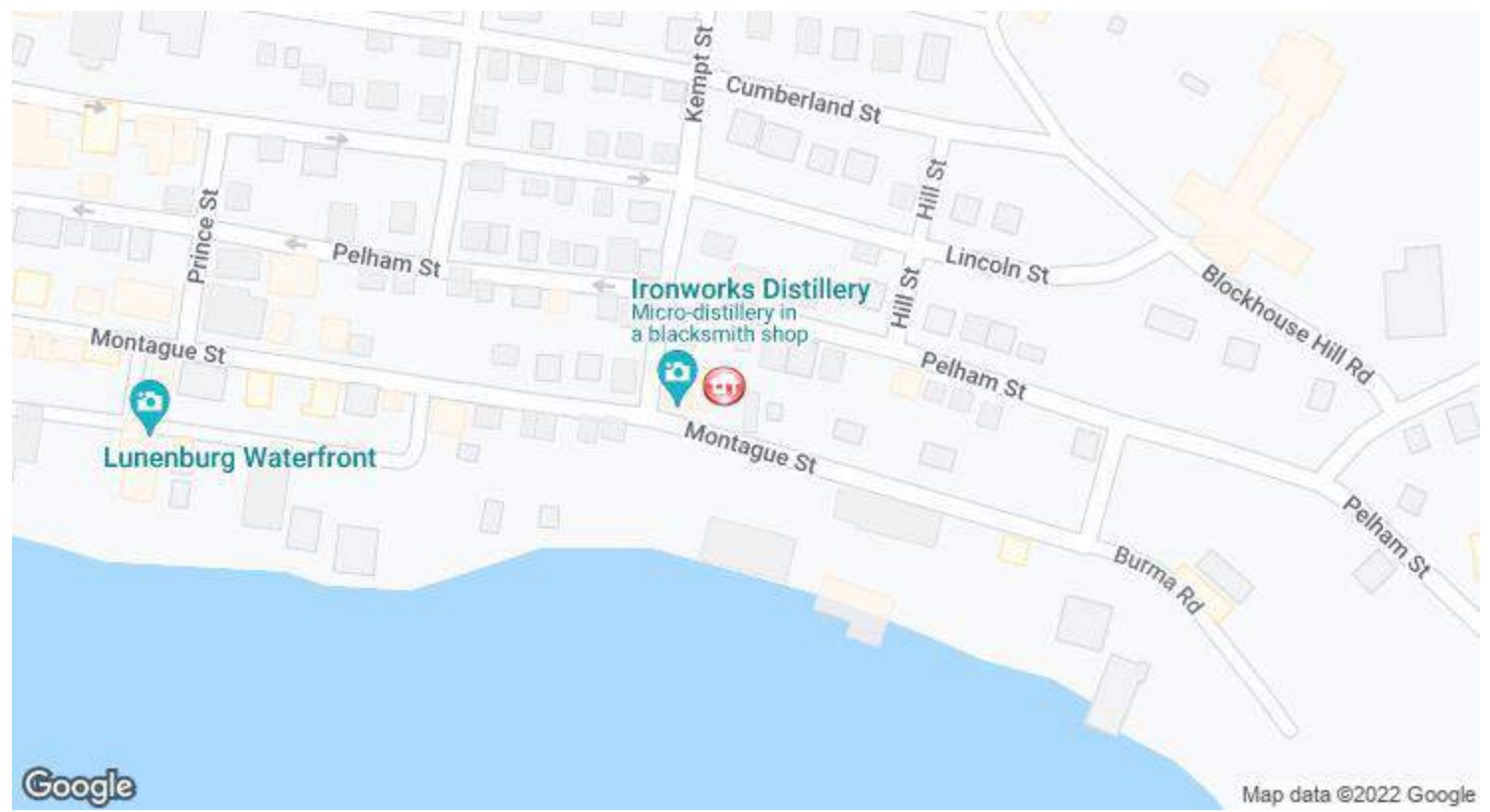
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