

## Client View - Residential



|                            |  |                        |                      |
|----------------------------|--|------------------------|----------------------|
| MLS #                      | 202209767                                  | # of Beds              | 3                    |
| PID #                      | 60056074                                   | Primary On Main Floor? |                      |
| Add'l PID                  |  | Full Baths             | 1                    |
| Listing Status             | <b>ACTIVE</b>                              | Half Baths             | 1                    |
| Selling Price              |  | Building Age           | 135                  |
| Address                    | 64 Dufferin Street<br>Lunenburg NS B0J 2C0 | Year Built             | Unknown              |
| County                     | LUNENBURG                                  | Total Fin SqFt (TLA)   | 2,024                |
| Type                       | Single Family                              | Square Footage (MLA)   | 2,024                |
| Style                      | Detached                                   | Building Dimensions    | 42.9' x 28' (+/-Jog) |
| Waterfront                 | N  | Lot Size               |                      |
| Frontage                   |  | Garage                 | N                    |
| Prop Knwn As/Bdy of Water: |  | Garage Details         |                      |
| Restr/Prot Covenants       | N  | Parking Details        | gravel driveway      |
| New Construction           | N  | Zoning                 | RES                  |
| Construction Status        |  | Rental Income          |                      |

**Listing Price \$533,000**

Virt Tour URL

Add'l Virt Tour



**Directions to Property**

Town of Lunenburg, Dufferin St. Realty sign posted.

### Property Overview

Recent renovations of this charming Lunenburg home have tastefully combined period character and features with fresh and stylish design choices. Natural wood floors, high ceilings, original staircase, woodwork and French doors are complemented by a vibrant interior of natural light, modish wall coverings, and a neutral colour palate to create an elegant and sophisticated living space. On the main level, well-proportioned principal rooms flow nicely and the kitchen enjoys a walkout to access to the back yard and a large deck with covered gazebo. Upstairs, the 3 bedrooms are cheery & bright and a sitting area in the front bay window is one of those delightful bonus spaces that are a signature of Victorian homes...the perfect spot to snuggle up with book or tuck away an office nook. The passageway to the large back bedroom doubles as a walk-in closet and adjoins the main bath which features an old-fashioned claw foot tub and separate shower. Outside, the 1/3 acre lot provides a spacious back yard which slopes gently and backs onto the fabulous Bay-to-Bay Trail (part of the Rails-to-Trails Network) with easy access for dog walking, hiking and cycling. If you'd prefer to stroll along Dufferin Street, you'll enjoy one of the prettiest streetscapes in town. An excellent location, it's a comfortable and scenic walk to school & recreation facilities, downtown and the waterfront. What more could you ask for?

### Room Sizes

|                        |                   |                             |
|------------------------|-------------------|-----------------------------|
| <b>Dining Room</b>     | <b>Main Floor</b> | <b>14 x 13.6 plus bay</b>   |
| <b>Living Room</b>     | <b>Main Floor</b> | <b>14.6 x 10.2</b>          |
| <b>Den/Office</b>      | <b>Main Floor</b> | <b>13.4 x 11.4</b>          |
| <b>Kitchen</b>         | <b>Main Floor</b> | <b>13.3 x 10.6 plus jog</b> |
| <b>Bath 1</b>          | <b>Main Floor</b> | <b>2-pc</b>                 |
| <b>Primary Bedroom</b> | <b>2nd Level</b>  | <b>13.6 x 13.2</b>          |
| <b>Bedroom</b>         | <b>2nd Level</b>  | <b>13.3 x 13</b>            |
| <b>Bedroom</b>         | <b>2nd Level</b>  | <b>11.10 x 11</b>           |
| <b>Bath 2</b>          | <b>2nd Level</b>  | <b>4-pc</b>                 |
| <b>OTHER</b>           | <b>2nd Level</b>  | <b>Reading Nook - 10</b>    |

### 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

### Mobile/Mini

|                      |   |
|----------------------|---|
| BUILDING STYLE       | <b>2 Storey</b>   |
| PROPERTY SIZE        | <b>Under 0.5 Acres</b>                                    |
| BASEMENT             | <b>Crawl Space, Partial, Undeveloped</b>                  |
| FOUNDATION           | <b>Poured Concrete, Stone</b>                             |
| EXTERIOR FINISH      | <b>Wood Siding</b>  |
| ROOF                 | <b>Rolled</b>   |
| FLOORING             | <b>Hardwood, Laminate, Linoleum, Softwood</b>             |
| HEATING/COOLING TYPE | <b>Hot Water, Radiator</b>                                |
| FUEL TYPE            | <b>Oil</b>  |
| WATER SOURCE         | <b>Municipal</b>  |
| SEWAGE DISPOSAL      | <b>Municipal</b>  |
| UTILITIES            | <b>Cable, Electricity, High Speed Internet, Telephone</b> |

|                     |   |
|---------------------|---|
| DRIVEWAY/PARKING    | <b>Gravel, Single</b>   |
| STRUCTURES          | <b>Deck, Shed</b>   |
| FEATURES            | <b>Sump Pump, Gazebo</b>  |
| APPLIANCES INCLUDED | <b>Stove, Dishwasher, Dryer, Washer, Refrigerator</b>   |
| RENTAL EQUIPMENT    | <b>None</b>   |
| LAND FEATURES       | <b>Landscaped, Partially Fenced, Sloping/Terraced, Year Round Road</b>  |
| COMMUNITY FEATURES  | <b>Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship</b> |

### COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332  
cindy@reddoorrealty.ca  
Red Door Realty(20036)



Listed By: Red Door Realty(20036)

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

**MLS #** 202209767

**List Price** \$533,000

**Status:** ACT

**Class:** RE

**Address** 64 Dufferin Street

**Community** LUNENBURG

**Province** NS

**Postal Code** B0J 2C0

**Listing Office:**

Red Door Realty(20036)



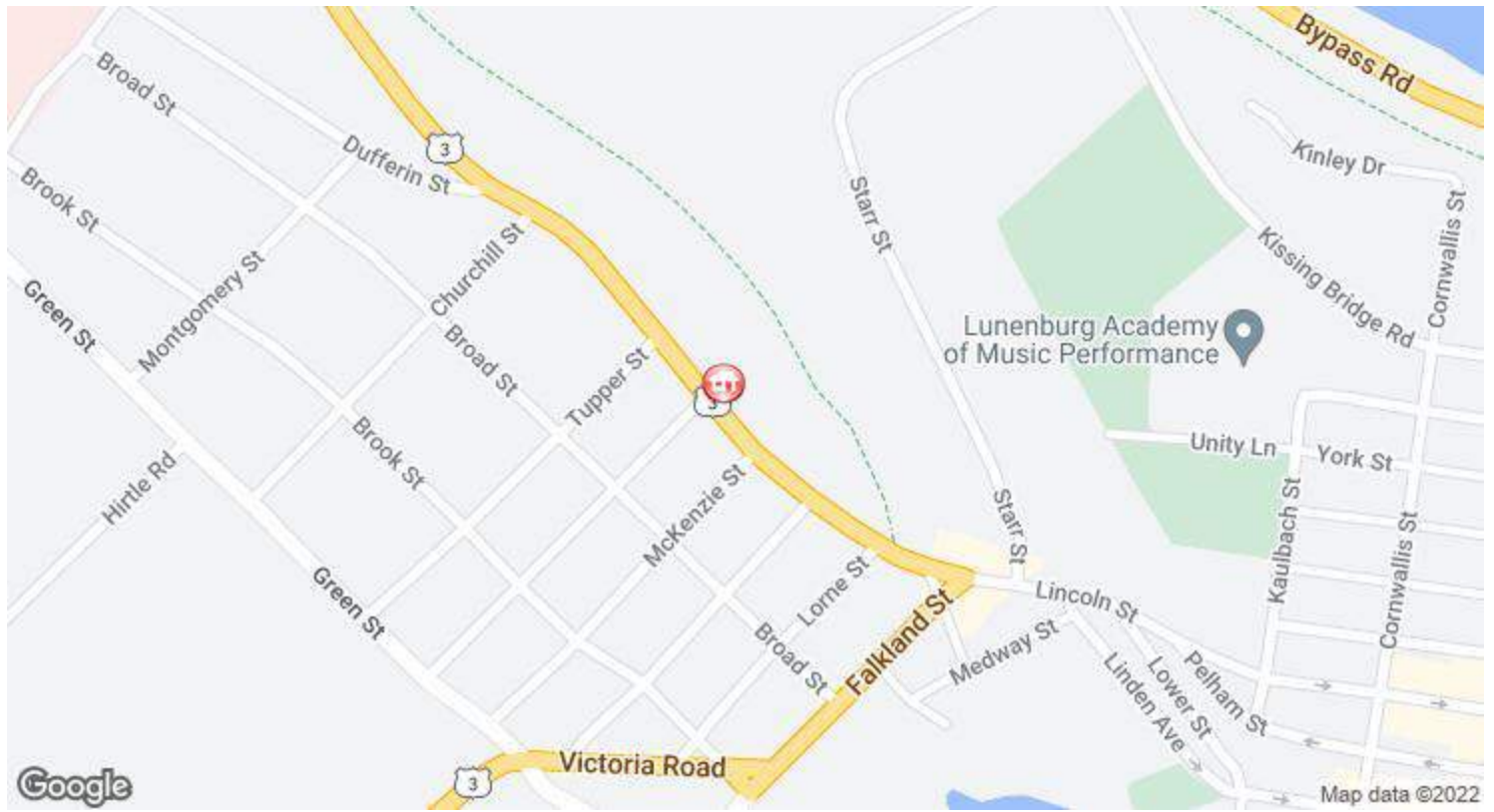
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PID # 60056074



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