

Client View - Residential



MLS #	202211543	# of Beds	3
PID #	60059342	Primary On Main Floor?	
Add'l PID		Full Baths	1
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	132
Address	72 Kaulbach Street Lunenburg NS B0J 2C0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	1,554
Type	Single Family	Square Footage (MLA)	1,554
Style	Detached	Building Dimensions	27.10 x 24.10 + 14.5 x 9.1
Waterfront	N	Lot Size	
Frontage		Garage	N
Prop Kwnn As/Bdy of Water:		Garage Details	
Restr/Prot Covenants	N	Parking Details	gravel driveway
New Construction	N	Zoning	Residential
Construction Status		Rental Income	

Listing Price \$462,500

Virt Tour URL

Add'l Virt Tour



Directions to Property

Old-Town Lunenburg at the corner of Kaulbach and York Streets -- across the street from the Lunenburg Academy. Realty sign posted.

Property Overview

Immerse Yourself in the Sights & Sounds of History! ... 72 Kaulbach Street enjoys a coveted location in beautiful Lunenburg, set on a sunny corner surrounded by some of the most beautiful heritage homes in town, complete with the majestic Lunenburg Academy just across the street. Make this your home and enjoy not just the sights, but the sounds of this delightful Old Town neighbourhood known for church bells on Sundays, the seasonal 'clippity-clop' of horse & carriage tours, and the occasional serenade of classical music from the windows of the Lunenburg Academy of Musical Performance. Built in 1890, this wonderful family home has been well-loved and is a great opportunity to tailor a solid Lunenburg character home to your personal style. Inside, a sun-filled interior layout features a wide hall, well-proportioned rooms, high ceilings, softwood floors, and original trimwork. A graceful staircase leads to three 2nd level Bedrooms and full bath. Other features include a main floor powder room, toasty wood stove, insulation (exterior walls & attic), some newer windows and a handy walk out from the full height basement. Outside spaces include a lovely flagstone patio area and a covered front verandah from which to enjoy truly breathtaking sunsets over the Academy. From your doorstep, a comfortable stroll leads you downtown to a wide array of shops, fine restaurants and amenities, and the bustling waterfront commercial district. Awaken your senses, and seize this opportunity to experience

Room Sizes

Dining Room	Main Floor	13.10 x 13.1 plus bay	Bath 2	2nd Level	8.10 x 7.2 (4-pc)
Living Room	Main Floor		OTHER	2nd Level	Upper Landing - 8.7 x 5.10
Den/Office	Main Floor	12.8 x 12.3			
Kitchen	Main Floor	10.6 x 9.8 + 4 x 3			
Foyer	Main Floor	13.3 x 8.8 less jog			
Porch	Main Floor	13.1 x 5.10 plus jog			
Bath 1	Main Floor	5.11 x 5.4			
Primary Bedroom	2nd Level	2-piece			
Bedroom	2nd Level	13.10 x 12.10			
Bedroom	2nd Level	11 x 10.6 plus jog			

Schools

Elementary	Bluenose Academy
Middle/Jr High	Bluenose Academy
Fr Imm Elementary	Park View Education Centre
Fr Imm Middle/Jr High	Bluenose Academy (Pr - Grade 9)
Fr Imm High	Bluenose Academy (Pr - Grade 9)
Other	Centre scolaire de la Rive Sud
	South Shore Waldorf

Condo

Mobile/Mini

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Laminate, Linoleum, Softwood
HEATING/COOLING TYPE	Baseboard, Furnace, Stove
FUEL TYPE	Electric, Oil, Wood
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING	Gravel
STRUCTURES	Deck, Patio
FEATURES	Wood Stove(s)
APPLIANCES INCLUDED	Stove, 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(20036)



Listed By: Red Door Realty(20036)

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

MLS # 202211543
List Price \$462,500
Status: ACT
Class: RE

Address 72 Kaulbach Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

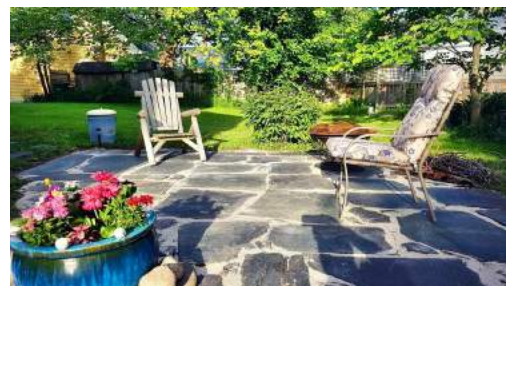
Listing Office:
Red Door Realty(20036)



Data provided by the Nova Scotia Association of REALTORS®.

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