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**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	202216632	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60061728	<b>Primary On Main Floor?</b>	
<b>Additional PID?</b>		<b>Full Baths</b>	2
<b>Total Lot Size SqFt</b>	1977.00	<b>Half Baths</b>	1
<b>Type</b>	Single Family	<b>Building Age</b>	142
<b>Listing Status</b>	ACTIVE	<b>Year Built Unknown</b>	
<b>Listing Price</b>	\$635,000	<b>Total Fin SqFt (TLA)</b>	2,668
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	2,008
<b>Address</b>	138 Pelham Street Lunenburg NS B0J 2C0	<b>Building Dimensions</b>	36.11 x 24.9 plus jogs
<b>Style</b>	Detached	<b>Lot Size</b>	
<b>New Construction Y/N</b>	No	<b>Garage</b>	No
		<b>Waterfront</b>	No

**Directions to Property**

Old-Town Lunenburg at the corner of Pelham & Prince Streets. Realty sign posted.

**Closing Date**

**General Property Information:**

<b>Water Frontage Meas</b>		<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM DIMENSIONS</b>
<b>Water Frontage Units</b>		<b>Middle/Jr School</b>	Bluenose Academy	<b>Living Room</b>	<b>Main Floor</b>	<b>23.3 x 13.10</b>
<b>Inclusions</b>	fridge, stove, dishwasher, washer & dryer	<b>High School</b>	Park View Education Centre	<b>Dining Room</b>	<b>Main Floor</b>	<b>13.9 x 13.2 plus bay</b>
<b>Exclusions</b>		<b>Fr Imm Elementary School</b>	Bluenose Academy (Pr - Grade 9)	<b>Kitchen</b>	<b>Main Floor</b>	<b>13.9 x 9.6 less jog</b>
<b>Zoning</b>	RES / Gen Comm	<b>Fr Imm Middle/Jr School</b>	Bluenose Academy (Pr - Grade 9)	<b>Foyer</b>	<b>Main Floor</b>	<b>22 x 6.11 less jog</b>
<b>Association Fees</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	<b>Bath 1</b>	<b>Main Floor</b>	<b>5.4 x 2.3 (2-pc)</b>
<b>Condo Info</b>		<b>Other</b>	South Shore Waldorf	<b>Primary Bedroom</b>	<b>2nd Level</b>	<b>17.7 x 11.6 plus closet alcove</b>
<b>Monthly Condo Fee</b>		<b>Garage Details</b>		<b>Ensuite Bath 1</b>	<b>2nd Level</b>	<b>closet alcove</b>
<b>Condo Fee Includes</b>		<b>Parking Details</b>	shared driveway, single off -street parking space	<b>Bedroom</b>	<b>2nd Level</b>	<b>7.8 x 5.10 + 4.3 x 2.6 (3-pc)</b>
<b>Plus Den Y/N</b>		<b>Rental Income</b>		<b>Bedroom</b>	<b>2nd Level</b>	<b>13.10 x 9.8 plus jog</b>
<b>In Suite Laundry</b>		<b>Mobile/Mini Info</b>		<b>Bath 3</b>	<b>2nd Level</b>	<b>12.2 x 11.8</b>
<b>Pet Friendly1</b>		<b>Mobile/Leased Land Fees</b>		<b>OTHER</b>	<b>2nd Level</b>	<b>10.2 x 9 (4-pc)</b>
<b>No. of Parking Spaces</b>		<b>Mobile/Mini Make</b>		<b>OTHER</b>	<b>3rd Level</b>	<b>Upper Landing - 11.9 x 6.10</b>
		<b>Land Status</b>		<b>Family Room</b>	<b>Lower Level</b>	<b>Sitting Room - 12.9 x 7.7</b>
		<b>Pet Friendly2</b>		<b>Utility</b>	<b>Lower Level</b>	<b>19.10 x 13.7 + 9 x 7.9</b>
				<b>Laundry</b>	<b>Lower Level</b>	
				<b>OTHER</b>	<b>Lower Level</b>	

**Property Overview**

TIMELESS...NOT TRENDY! Built in 1880, 138 Pelham is a classic Lunenburg residence, complete with a wonderful example of Lunenburg's signature architectural feature, the 'Lunenburg bump'. Situated in the heart of Old-Town's downtown district, this is truly a 'walk everywhere' location with everything you need within a few blocks' radius, including fine restaurants, casual cafes & coffee shops, unique stores & galleries, public green spaces & waterfront, gym & indoor pool, post office, banks, and grocery store, with stunning historic streetscapes linking it all together. Beautifully restored to honour the original design & craftsmanship of this fine home, the result is a living space that is fully modern & comfortable, yet remains timeless and not trendy. The home exudes character from the minute you step inside, with beautifully refinished wood floors, original trim & moldings, high ceilings, large windows, stunning staircase & well-proportioned rooms. The main floor features a spacious front-to-back parlour & a formal dining room with large bay window. Adjoining the dining room is the pretty kitchen, and at the back of the hall, a convenient main floor powder room. A walk-out leads to a house-wide back deck which offers an oasis of outdoor privacy in the midst of the bustling downtown setting -- the perfect place for your potted garden, BBQ & outdoor dining. Upstairs are 3 bedrooms including a large primary with walk-in closet alcove & lovely ensuite with walk-in shower. A magazine-worthy family bath occupies the front bay and if you venture up the charming attic stairs, you'll discover a delightful secret room with 3 little dormers capturing

<b>Energuide Info:</b>	EnerGuide Rating?	EnerGuide Rating (GJ/Year)	Date EnerGuide Obtained
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**Property Features**

<b>BUILDING STYLE</b>	2 Storey	<b>DRIVEWAY/PARKING STRUCTURES</b>	Gravel, Parking Spaces(s), Shared, Single Deck
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>FEATURES</b>	Ensuite Bath, Wood Stove(s)
<b>BASEMENT</b>	Full, Partially Developed, Walkout	<b>APPLIANCES INCLUDED</b>	Stove, Dishwasher, Dryer, Washer, Refrigerator
<b>FOUNDATION</b>	Stone	<b>RENTAL EQUIPMENT</b>	NONE
<b>EXTERIOR FINISH</b>	Wood Siding	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
<b>ROOF</b>	Asphalt Shingle		
<b>FLOORING</b>	Ceramic, Hardwood, Softwood, Tile		
<b>HEATING/COOLING TYPE</b>	Baseboard, Hot Water, Stove, Radiator		
<b>FUEL TYPE</b>	Oil, Wood		
<b>WATER SOURCE</b>	Municipal		
<b>SEWAGE DISPOSAL</b>	Municipal		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		

**COMPLIMENTS OF: Cvnthia Dial**



**Main: 902-298-0332**  
**cindv@reddoorrealty.ca**  
**Red Door Realty(20036)**



**Listing Office** Red Door Realty(20036)

**MLS #** 202216632  
**List Price** \$635,000  
**Status:** ACT  
**Class:** RE

**Address** 138 Pelham 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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PID # 60061728



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