



Virt Tour URL

MLS Client View - RESIDENTIAL

MLS #	202225865	Number of Bedrooms	3
PID #	60054160	Primary On Main Floor?	Yes
Additional PID?		Full Baths	1
Total Lot Size SqFt	13993.00	Half Baths	1
Type	Single Family	Building Age	73
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$715,000	Total Fin SqFt (TLA)	2,393
Selling Price		Square Footage (MLA)	2,392
Address	109 Brook Street Lunenburg NS B0J 2C0	Building Dimensions	58.6 x 50.4 less jogs
Style	Detached	Lot Size	
New Construction Y/N	No	Garage	Yes
		Waterfront	No

Directions to Property

Lunenburg "New Town" at the corner of Brook and Churchill Streets. 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	22 x 19
Inclusions	fridge, cooktop, wall oven, washer & dryer	High School	Park View Education Centre	Dining Room	Main Floor	13.11 x 13.10
Exclusions		Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)	Kitchen	Main Floor	14.2 x 12.3 + 9.2 x 6
Zoning	RES	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)	OTHER	Main Floor	Breakfast Nook - 9 x 8.11
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	5 x 2.8 (2-pc)
Condo Info		Other	South Shore Waldorf	Foyer	Main Floor	27.8 x 5 plus jogs
Monthly Condo Fee		Garage Details	double, built-in	Porch	Main Floor	7.10 x 4.8
Condo Fee Includes		Parking Details	double paved driveway	Mud Room	Main Floor	8.4 x 5
Plus Den Y/N		Rental Income		Primary Bedroom	Main Floor	19 x 15.2
In Suite Laundry		Mobile/Mini Info		Bedroom	Main Floor	13.7 x 13.5
Pet Friendly1		Mobile/Leased Land Fees		Bedroom	Main Floor	Den - 15.11 x 14
No. of Parking Spaces		Mobile/Mini Make		Bath 2	Main Floor	11.7 x 8.2 less jog (4 -pc)
		Land Status		Storage	Lower Level	Walk-up Attic - 25 x 20.10
		Pet Friendly2		OTHER	Lower Level	40.10 x 33.10 + 22.2 x 7.6

Property Overview

One Level Living without Compromise! ..."One-Level-Living" doesn't always mean downsizing or sacrificing the space you want. Take this fabulous property as a prime example. One of the iconic homes of Lunenburg's popular "New Town" district, the stately 2400 s-f foot home has for years been admired by residents & visitors alike. Meticulously maintained inside & out, the impressive home retains much of its original character including solid wood doors with period hardware, numerous built-ins, curved walls, & stunning hardwood floors throughout. You'll love the generous proportions of the rooms...in fact, you'll find that just about every room in the house is over-sized, starting with the sprawling Living Room which features windows on 3 sides and its original wood-burning fireplace. Across the wide hall is the formal dining room with corner cabinet & a swinging butler's door that leads to the spacious kitchen with large breakfast nook, and a handy powder room tucked under the attic stairs. The sleeping spaces are just as generous, with a Primary Bedroom measuring an impressive 19' x 15'. There are 2 additional Bedrooms, one currently serving as a Family Room/Den. The sunny full bath with built-in linen closet completes the picture. But, if you're somehow feeling like you need more living space, the huge walk-up attic with skylights & original eyebrow windows offers potential for another 500+ sq ft to call home. Underneath it all is a massive, high and dry basement with built-in double garage. And talk about curb appeal...situated in a quiet neighbourhood the handsome home sits proudly on its large 1/3 acre corner lot with mature trees. At the back of

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	1 Level	GARAGE	Double, Built-In
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Double, Paved
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Wood Fireplace
FOUNDATION	Poured Concrete	APPLIANCES INCLUDED	Cooktop - Electric, Oven, Dryer, Washer, Refrigerator
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	NONE
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Level, Partially Fenced, Year Round Road
FLOORING	Carpet, Ceramic, Hardwood, Linoleum, Tile	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
HEATING/COOLING TYPE	Heat Pump -Ductless, Hot Water, Radiator, Ductless Cooling		
FUEL TYPE	Electric, Oil		
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 # 202225865
List Price \$715,000
Status: ACT
Class: RE

Address 109 Brook 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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