



Virt Tour URL

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**MLS Client View - RESIDENTIAL**

<b>MLS #</b>	202220739	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60060605	<b>Primary On Main Floor?</b>	
<b>Additional PID?</b>		<b>Full Baths</b>	1
<b>Total Lot Size SqFt</b>	6930.00	<b>Half Baths</b>	1
<b>Type</b>	Single Family	<b>Building Age</b>	98
<b>Listing Status</b>	ACTIVE	<b>Year Built Unknown</b>	
<b>Listing Price</b>	<b>\$615,000</b>	<b>Total Fin SqFt (TLA)</b>	2,455
<b>Selling Price</b>		<b>Square Footage (MLA)</b>	1,767
<b>Address</b>	225 Cumberland Street Lunenburg NS B0J 2C0	<b>Building Dimensions</b>	30.9 x 28.9 plus jogs
<b>Style</b>	Detached	<b>Lot Size</b>	
		<b>Garage</b>	Yes
		<b>Waterfront</b>	No

**Directions to Property**

Town of Lunenburg: at the Blockhouse Hill end of Cumberland Street. Realty sign posted.  
 \*\*\* Use driveway at back of house off Townsend Street \*\*\*

**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>22.1 x 13 plus jog</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>14 x 9.11 + 7.3 x 1.6</b>
<b>Exclusions</b>		<b>Fr Imm Elementary School</b>	Bluenose Academy (Pr - Grade 9)	<b>Kitchen</b>	<b>Main Floor</b>	<b>14 x 6</b>
<b>Zoning</b>	RES	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	<b>OTHER</b>	<b>Main Floor</b>	<b>Den/Breakfast Room - 12.9 x 11</b>
<b>Association Fees</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	<b>Mud Room</b>	<b>Main Floor</b>	<b>6.7 x 5.7</b>
<b>Condo Info</b>		<b>Other</b>	South Shore Waldorf	<b>Porch</b>	<b>Main Floor</b>	<b>4.7 x 4.3</b>
<b>Monthly Condo Fee</b>		<b>Garage Details</b>	single detached	<b>Primary Bedroom</b>	<b>2nd Level</b>	<b>15.3 x 13</b>
<b>Condo Fee Includes</b>		<b>Parking Details</b>	double gravel driveway	<b>OTHER</b>	<b>2nd Level</b>	<b>Walk-in #1 - 9.5 x 5.7</b>
<b>Plus Den Y/N</b>		<b>Rental Income</b>		<b>Bedroom</b>	<b>2nd Level</b>	<b>Walk-in #2 - 7 x 5.6</b>
<b>In Suite Laundry</b>		<b>Mobile/Mini Info</b>		<b>Bedroom</b>	<b>2nd Level</b>	<b>11.11 x 10.4 plus jog</b>
<b>Pet Friendly1</b>		<b>Mobile/Leased Land Fees</b>		<b>Bath 1</b>	<b>2nd Level</b>	<b>10.5 x 10</b>
<b>No. of Parking Spaces</b>		<b>Mobile/Mini Make</b>		<b>Family Room</b>	<b>Lower Level</b>	<b>8.7 x 5.4 (3-pc)</b>
		<b>Land Status</b>		<b>OTHER</b>	<b>Lower Level</b>	<b>19.11 x 18.7 + 13 x 5.10</b>
		<b>Pet Friendly2</b>		<b>Bath 2</b>	<b>Lower Level</b>	<b>5.10</b>
				<b>Utility</b>	<b>Lower Level</b>	<b>Sleeping Nook - 10.3 x 7.8</b>

**Property Overview**

Make this 1924 Craftsman Classic your home and enjoy the best of Lunenburg living...fine architecture, pretty views, walkability, and more! Located at the edge of Old-Town on a very quiet block of Cumberland Street, you'll barely here a car go by as you relax on the broad covered veranda while taking in views of the famous harbour with the Bluenose Golf Course in the distance. Surrounded by other well-maintained character homes of a similar vintage, this is a wonderful neighbourhood with the Blockhouse Hill public green space as a tranquil backdrop. The interior retains many original period details including gorgeous woodwork, glowing hardwood floors, and numerous built-ins which are a signature of Craftsman style. Aficionados of the Arts & Crafts period will also appreciate the authentic lighting and wall-coverings. Large principal rooms including a house-wide Living Room with adjoining formal Dining Room create a comfortable living space and an ideal venue for elegant entertaining. Upstairs the Primary Bedroom with 2 walk-in closets spans the full width of the house and features a bank of windows and a great view. The east-side walk-in would also convert nicely to a small ensuite. At the rear of the house are two more Bedrooms, including one with a private balcony overlooking Blockhouse Park, and a pretty family Bathroom featuring custom schooner tiles. The finished lower level serves as a large Family Room/Library complete with half bath/laundry room and sleeping alcove...the perfect hangout space for the kids. Outside at the back of the house are a private stone patio, double parking area and a

**Energuide Info:** EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained

**Property Features**

<b>BUILDING STYLE</b>	2 Storey	<b>GARAGE</b>	Detached, Single
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>DRIVEWAY/PARKING</b>	Double, Gravel
<b>BASEMENT</b>	Full, Partially Developed, Walkout	<b>STRUCTURES</b>	Patio
<b>FOUNDATION</b>	Poured Concrete	<b>FEATURES</b>	Balcony, Fireplace(s)
<b>EXTERIOR FINISH</b>	Aluminium Siding	<b>APPLIANCES INCLUDED</b>	Stove, Dishwasher, Dryer, Washer, Refrigerator
<b>ROOF</b>	Asphalt Shingle	<b>RENTAL EQUIPMENT</b>	NONE
<b>FLOORING</b>	Ceramic, Hardwood, Laminate, Linoleum	<b>WATER ACCESS/VIEW</b>	View: Bay, View: Harbour, View: Ocean
<b>HEATING/COOLING TYPE</b>	Hot Water, Radiator	<b>LAND FEATURES</b>	Landscaped, Sloping/Terraced, Year Round Road
<b>FUEL TYPE</b>	Oil	<b>COMMUNITY FEATURES</b>	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship, Beach
<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@reddoorrealtv.ca**  
**Red Door Realty(20036)**



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

**MLS #** 202220739  
**List Price** \$765,000  
**Status:** ACT  
**Class:** RE

**Address** 225 Cumberland Street  
**Community** LUNENBURG  
**Province** NS  
**Postal Code** B0J 2C0

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



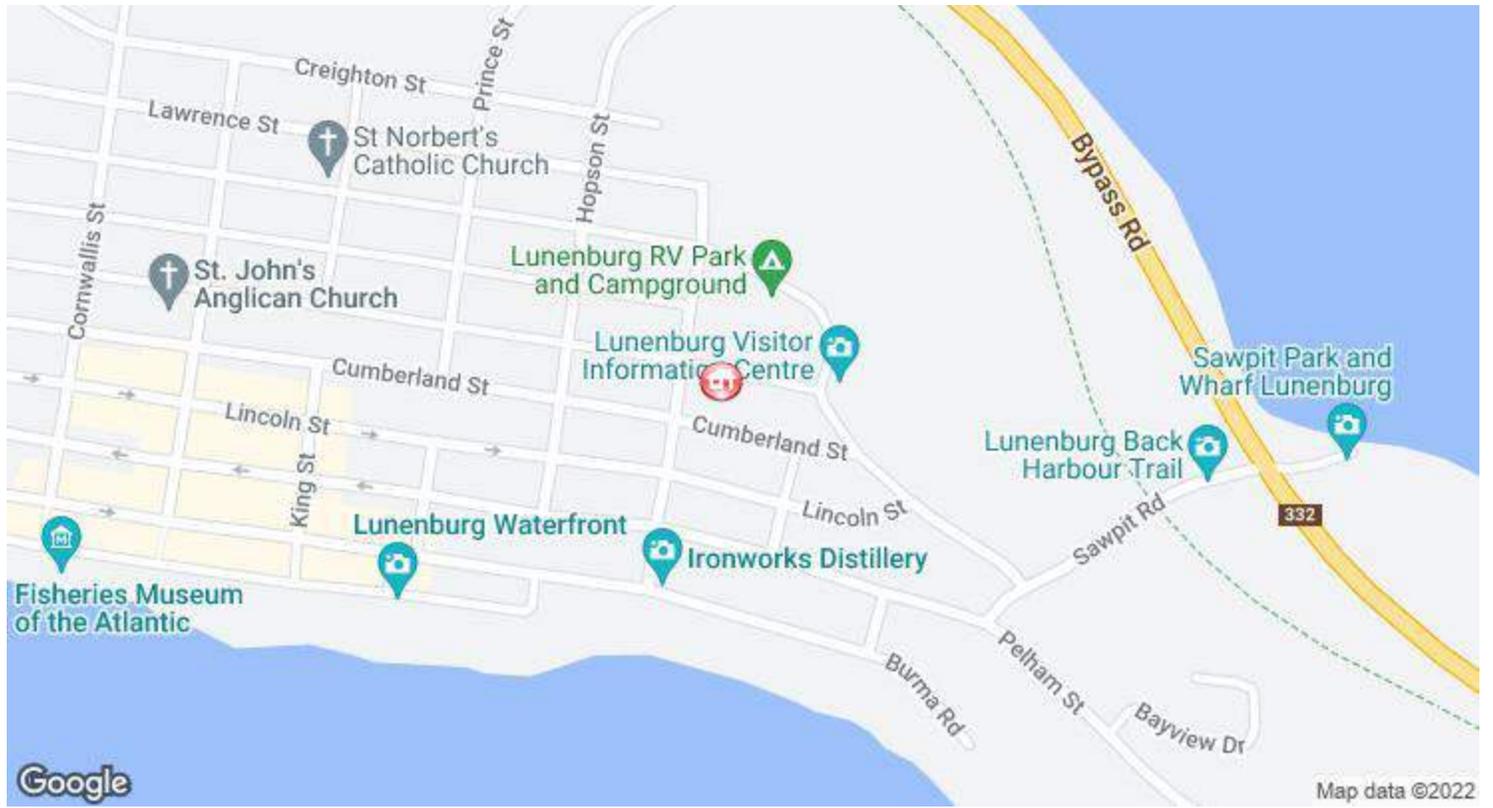
Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202220739

PID # 60060605



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