

12 Young Street, Lunenburg



 60055837

File# 454

A Lunenburg Classic on a Quiet Street!

\$189,900.00 CAD

Peaceful Young St is a lovely neighborhood of just 6 character homes on a dead-end street, conveniently located within walking distance of all town amenities. #12 is classic Lunenburg...clean Cape lines with front and back 'bumps'. A well-loved family home for 3 generations, this is the first time on the market for this charming house. 3 bedrooms, 1.5 bath, and a sunny partially finished basement w/ full walk-out. The interior is clean and bright with a large front-to-back living room, high ceilings and beautiful original crown mouldings & plaster medallions. A stone's throw from the water, many rooms offer a glimpse of the harbour. A large gently sloping back yard with southern exposure backs onto the quiet walking trail which leads along the water to downtown, a pleasant 2 minute stroll to Montague St & Bluenose Dr. Paved driveway & a large outbuilding/workshop. This is a sturdy structure with good systems, but awaiting new owners to add their own cosmetic updates and refreshment.

Listing Agents

Cindy Dial P: 902-640-3355 C: 902-298-0332 E: cindy@coastalwindsrealty.com
Adam Dial P: 902-640-3355 C: 902-298-0336 E: adam@coastalwindsrealty.com



Directions

TOWN OF LUNENBURG. Entrance to Young street is located off Falkland Street, between Station Lane and the Lunenburg Foundry. Look for the Coastal Winds Realty sign!



www.CoastalWindsRealty.com

info@coastalwindsrealty.com

Musquodoboit Harbour Office
11 East Petpeswick Road
Musquodoboit Harbour, Nova Scotia B0J 2L0
P: 902-889-2132 F: 902-889-4239

Lunenburg Waterfront Office
123 Bluenose Drive
Lunenburg, Nova Scotia B0J 2C0
P: 902-640-3355 F: 902-640-3356

Chester Office
Serving Chester & Surrounding Areas
Chester, Nova Scotia
P: 902-275-8994 F: 902-275-1424

Tantallon Office
12795 Peggy's Cove Road
Tantallon, Nova Scotia B3Z 2N2
P: 902-452-0842 F: 902-889-2322

Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: c. 1865
Lot Size: 6458 Sq Ft
Dimensions: 34.5' x 30'
Zoning: Residential
Assessment: \$181,200 (2011)
Taxes: \$2,317 (2011)
Style: Classic Lunenburg Bump (Storey & a Half)
Bedrooms: 3
Bathrooms: 1.5
Flooring: Carpet, Linoleum
Heating: Oil-fired Hot Water Baseboards
Water: Municipal
Sewer: Municipal
Parking: Paved Drive w/ extra parking
Garage:
Services: Electric, Phone, Cable, High-speed Internet

Rooms

Bath (4-pc): 9 x 5.5 (2nd)
Bedroom: 13.5 x 9.5 (2nd)
Bedroom: 13.5 x 9 (2nd)
Dormer Reading Nook: 7 x 5.5 (2nd)
Master Bedroom: 18 x 13.5 (2nd)
Den/Office: 13 x 13 (Lower)
Family Room: 15 x 13 (Lower)
Utility/Laundry: 29 x 12 (Lower)
Back Foyer: 8 x 5.5 (Main)
Dining Room: 13 x 12.5 (Main)
Front Foyer: 8 x 5.5 (Main)
Half Bath (2-pc): 5 x 2 (Main)
Kitchen: 13 x 13 (Main)
Living Room: 28 x 13.5 (Main)