



Price:	\$490,000	MLS® #:	60059904
Status:	Active		
Legal Descr.: OLD-TOWN LUNENBURG			
Address: 66 FOX ST			
City: LUNENBURG, B0J 2C0			
Side of Road:		District:	SS DILUN
Lot Size:	3960 SQ FT	Sub-Dist:	B1
Shore Frontage:		Zoning:	RES
Sq. Footage (MLA):	2,918	Sec. School:	PARK VIEW EDUC CNTR
Total Fin SqFt.(TLA):	3,119	Elem Schl:	BLUENOSE ACA/WALDORF
Building Dimensions:	44' X 37' IRREGULAR		
Possession:	NEGOTIABLE		

Overview

'High Victorian' bespeaks the ultimate in 19th century Gothic architecture. Even in Historic Lunenburg, 66 Fox Street stands out proudly as one of only a handful of residences deserving this 'high' accolade. The home is church-like perpendicular in exterior design, with all the character-filled grandeur and exquisite heritage detail on the inside to confirm its enduring architectural & social standing. The downstairs socializing rooms & halls are expansive and bright, as is the beautifully renovated kitchen. Off the kitchen there is what those 'high' Victorians appropriately called a 'snug' with a cozy fire. Across from the backstairs we find a charming small library. Upstairs bedrooms follow the same spacious footprint as the rooms downstairs, each with wonderful bays overlooking the churches of Old Lunenburg. Plus, newly renovated bathrooms everywhere, a big dry basement with laundry & wine cellar, and a huge 3rd floor waiting to be developed. Definitely a home to 'get high' on!

Directions

Old-Town Lunenburg, corner of Fox and Cornwallis Streets. Realty sign posted.

Type:	Single Family	Heating:	Oil, Baseboard, Hot Water, Furnace	Exterior:	Wood
Style:	2 Level, Detached	Garage Type:	Parking Space(s)	Driveway:	Double, Interlocking
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete, Partially Developed, Full, Stone, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Deck/Patio, Central Vacuum, Fireplace(s), Ensuite
Land Features:	Landscaped	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road	Rental Equipm.:	None	Flooring:	Hardwood, Ceramic/Porcelain, Softwood

Inclusions

All Appliances (Fridge, Flat-top Range, Dishwasher, Washer & Dryer), Woodstove, Window Treatments.

Exclusions

Bedrooms:	4	Sign:	Yes	HST:	NO	Garage:	No	Gar.Details:	PREVIOUSLY APPROVED FOR SINGLE DETACHED GARAGE
Bathrooms:	3 \ 1	Lockbox:	Yes	PCDS:	Yes				
Rental Income:	NO	Road:	Public	Matrim.:					
Building Age:	122	CSA #:	0	Serial #:	0				
		Migrated:	No			Water Access:	No	Water:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18.5' X 14.5'	MAIN FLOOR	FOYER	5' X 15'
MAIN FLOOR	DINING ROOM	16' X 14.25'	2ND FLOOR	MASTER BEDROOM	14' X 14' + 9' X 4'
MAIN FLOOR	KITCHEN	16.75' X 14'	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	14' X 6' (5-PC)
MAIN FLOOR	FAMILY ROOM	16.5' X 11.5'	2ND FLOOR	BEDROOM	16' X 14.25'
MAIN FLOOR	OTHER	13' X 11' - LIBRARY	2ND FLOOR	BEDROOM	18.5' X 14'
MAIN FLOOR	BATH (# pieces 1-6)	5' X 4.5' (3-PC)	2ND FLOOR	BEDROOM	16' X 14.5'
MAIN FLOOR	OTHER	18' X 18' -MAIN HALL	2ND FLOOR	OTHER	26' X 8' -UPPER HALL

Betterment Charges:

Condo Fee:	0	Condo Corp #:		Mobile/Leased Land F:	0
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Listing Office: **COASTAL WINDS REALTY LTD. - 14238** : **COASTAL WINDS REALTY LTD. - 14238**



Compliments of: **CYNTHIA DIAL: 902-298-0332**

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