



Price:	\$495,000	MLS® #:	60055639
Status:	Active		
Legal Descr.:			
Address:	6 LORNE ST		
City:	LUNENBURG, B0J 2C0		
Side of Road:		District:	SS DILUN
Lot Size:	17,630 SQ FT	Sub-Dist:	B1
Shore Frontage:		Zoning:	RES
Sq. Footage (MLA):	2,650	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	2,650	Elem Schl:	BLUENOSE ACA/WALDORF
Building Dimensions:	35.5' X 30' + 18' X 16.5'		
Possession:	NEGOTIABLE		

Overview In a town renowned for its architecture, Rose Cottage stands out as masterpiece of Victorian elegance & style. A delightful interior from the etched glass entry doors to the octagonal turret. High ceilings, stunning woodwork, hardwood floors, large bays & built-ins. Living room w/ working fireplace, Den w/ custom cabinetry, formal Dining room w/ original china cabinet, & main floor guest room w/ ensuite. Well-equipped custom kitchen w/ commercial-grade propane range will put the family chef in heaven! Upstairs, hardwood floors continue through 4 lg bedrooms. Focal point is the front bay, or "Lunenburg Bump". A pair of full baths complete the 2nd floor. Magical widow's walk is a cozy little escape. Set back & elevated on double corner lot surrounded by gardens & stone pathways. Sunny side deck & shady front verandah. Parking for 4 cars plus single garage. Thoroughly restored w/ new systems including windows, electrical & plumbing, heating, refurbished cast iron rads, & central vac!

Directions Town of Lunenburg, corner of Dufferin and Lorne Streets. Realty sign posted.

Type:	Single Family	Heating:	Electric, Oil, Hot Water, Radiator	Exterior:	Wood
Style:	1.5 Storey, Detached	Garage Type:	Detached, Single, Wired	Driveway:	Double, Gravel, Paved
Title to Land:	Freehold	Water:	Municipal	Foundation:	Partially Developed, Full, Stone, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Deck/Patio, Central Vacuum, Fireplace(s), Gas Stove(s), Ensuite, See Remarks
Land Features:	Landscaped, Sloping/Terraced	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road	Rental Equipm.:	Propane Tank	Flooring:	Cushion/Lino, Hardwood, Softwood

Inclusions High quality appliances: Bosch dishwasher, DCS propane range, fridge, washer & dryer. (Note: some custom window treatments also available if wanted by the Buyer).

Exclusions Living Room Draperies

Bedrooms:	5	Sign:	Yes	HST:	NO	Garage:	Yes	Gar.Details:	SINGLE DETACHED (24.5' X 18.5')
Bathrooms:	3 \	Lockbox:	Yes	PCDS:	Yes				
Rental Income:		Road:	Public	Matrim.:					
Building Age:	146	CSA #:	0	Serial #:	0	Water Access:	No	Water:	
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14 X 13.5 + 2 BAYS	2ND FLOOR	BEDROOM	14 X 12
MAIN FLOOR	DEN/OFFICE	14 X 13.5 + BAY	2ND FLOOR	BEDROOM	14 X 12
MAIN FLOOR	DINING ROOM	13.5 X 11.5 + BAY	2ND FLOOR	BEDROOM	13.5 X 10
MAIN FLOOR	KITCHEN	15 X 13.5 + 8.5 X 7	2ND FLOOR	BEDROOM	13.5 X 10
MAIN FLOOR	MASTER BEDROOM	13.5 X 8 + 4 X 9	2ND FLOOR	BATH (# pieces 1-6)	11.5 X 8
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	7.5 X 4 + 3.5 X 3.5	2ND FLOOR	BATH (# pieces 1-6)	13 X 6
MAIN FLOOR	FOYER	17 X 6	2ND FLOOR		UPPER HALL 25 X 6

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238**



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