



Price:	\$368,500	MLS® #:	60056207
Status:	Active		
Legal Descr.:			
Address:	102 DUFFERIN ST		
City:	LUNENBURG, B0J 2C0		
Side of Road:			
Lot Size:	6300 SQ FT	District:	SS DILUN
Water frontage:		Sub-Dist:	B1
Sq. Footage (MLA):	2,625	Zoning:	RES
Total Fin SqFt.(TLA):	2,625	Sec. School:	PARK VIEW EDU CENTRE
Building Dimensions:	39 X 24.5 + 12.5 X 8 (PLUS BAYS)	Elem Schl:	BLUENOSE /SS WALDORF
Possession:	NEGOTIABLE		

Overview The Captain Westhaver House -- A gracious Dufferin St residence since 1910, tastefully blending original features with contemporary style & function. Heavily columned wrap-around verandah invites indoor/outdoor living. Welcoming foyer with original wainscoting & staircase, well-proportioned principal rooms w/ hardwood floors & broad bay windows to flood the interior with natural light. Cozy den w/ built-in bookcase, cheerful country kitchen with pantry, powder room & walk-out to side verandah & patio. Upstairs, a spacious Master features a luxurious sun-soaked ensuite. 3 more bedrooms including one with private balcony overlooking yards with distant water views of Back Harbour. Handy office nook leads to a fully finished attic...the perfect hobby room or movie night retreat. Outside, enjoy the terraced back yard with patio area & charming garden shed. Detached garage & paved drive. An immaculately maintained property with updated systems including, insulation, new windows, wiring, etc.

Directions Town of Lunenburg, Dufferin St approach. Realty sign posted.

Type:	Single Family	Heating:	Electric, Oil, Hot Water, Radiator	Exterior:	Shingles
Style:	2 Storey, Detached	Garage Type:	Detached, Single	Driveway:	Paved
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete, Undeveloped, Full, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Deck/Patio, Ensuite, See Remarks
Land Features:	Landscaped, Partially Fenced, Sloping/Terraced, Year Round road	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road, View: Harbour	Rental Equipm.:	Water Heater	Flooring:	Carpet, Hardwood
Water Frontage:					

Inclusions kitchen island, stove, dishwasher, 2 fridges, 2 washers, 2 dryers, window treatments

Exclusions

Bedrooms:	4	Sign:	Yes	HST:	NO	Garage:	Yes	Gar.Details:	SINGLE DETACHED
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	Yes	Waterfront:	No	Water:	
Rental Income:		Road:	Public	Matrim.:					
Building Age:	OL	CSA #:	NA	Serial #:	NA				
		Migrated:	No						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14 X 12.1 (+ BAY)	2ND FLOOR	MASTER BEDROOM	13.4 X 12.2
MAIN FLOOR	DINING ROOM	12.1 X 11.10 (+ BAY)	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	11 X 10.8 (4-PC)
MAIN FLOOR	KITCHEN	17.4 X 11.7	2ND FLOOR	BEDROOM	13.4 X 11.9
MAIN FLOOR	DEN/OFFICE	12 X 11	2ND FLOOR	BEDROOM	11.3 X 10.4
MAIN FLOOR	OTHER	5.9 X 5 (PANTRY)	2ND FLOOR	BEDROOM	10.5 X 7.5
MAIN FLOOR	BATH (# pieces 1-6)	5.7 X 3.4 (2-PC)	2ND FLOOR	BATH (# pieces 1-6)	9.3 X 6.10
MAIN FLOOR	FOYER	22 X 11	3RD FLOOR	REC ROOM	24.5 X 13.3 (+ BAY)

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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