

## 105 Townsend Street, Lunenburg



MLS® 201714954

### Classic Lunenburg!

**\$325,000**

CLASSIC LUNENBURG: Lunenburg is, to say the least, a heritage conscious community. And, 105 Townsend has a fascinating past, which is rich enough to send preservation professionals and ordinary history-buffs into flights of ecstasy. Best of all, through sensitive and painstaking probing over the last twenty years, the pure architectural anatomy of that history has been peeled back and revealed, like fine art, rather than covered over and clutter up in pursuit of commercially-engineered passing-fashion. The finished product is refined aesthetic minimalism...a thoroughly modern, tranquil and comfortable living environment. The first floor social spaces are bright and flow gracefully around and back to the handsome airy kitchen. Throughout there are richly-hued softwood floors, open beams and beautifully sculpted masonry. Every window on all three levels captures painterly views, notably the adjacent church tower and the colorful garden. This is a very spacious home, with four good-sized bedrooms and an open plan third level. All the utility upgrades are in place (furnace, electrical, plumbing).



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#### Listing Agent

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#### Property Highlights

**Age ±:** approx. 200 yrs  
**Lot Size:** 3,229 sq ft  
**Style:** Classic Lunenburg Bump  
**Floor Space:** 2555 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 1  
**Flooring:** softwood, stone  
**Heating:** oil-fired hot water radiators, woodstove  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** single gravel driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** flagstone patio, built-in cupboards, exposed beams  
**Fireplace/s:** woodstove  
**Zoning:** Residential  
**Taxes:** \$2,682 (2017)

#### Rooms

Living Room: 28 x 15 (Main)  
Kitchen: 15 x 14 (Main)  
Dining Room: 15 x 12.5 (Main)  
Mudroom/Porch: 6 x 3.5 (Main)  
Foyer/Hall: 19.5 x 6.5 (Main)  
Bedroom: 15 x 12.5 (2nd)  
Bedroom: 15 x 12.5 (2nd)  
Bedroom: 13 x 12.5 (2nd)  
Bedroom: 13 x 12.5 (2nd)  
Attic: 37 x 15 (3rd)

#### Directions

Old-Town Lunenburg: Townsend Street, between King and Duke Streets (adjacent to Presbyterian Church). Look for the Red Door Realty sign!