

## 147 Broad St, Lunenburg



MLS® 201818253

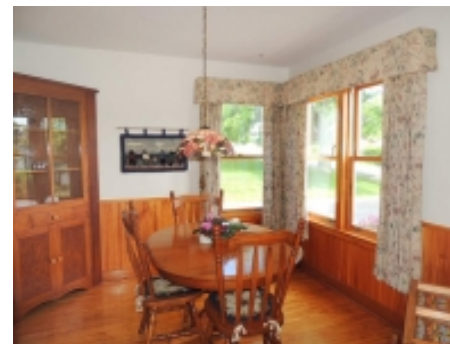
*Neat as a Pin, Clean as a Whistle, Look at the lawn...not even a Thistle!*

**\$290,000**

Rhymes aside, this 2200 sq ft home on its third of an acre corner lot is absolutely immaculate and a gem of a property. Built in 1950 the house retains the best of the period from the heavy lumber framing to the gleaming hardwood floors. A thorough renovation in 1998 transformed the kitchen & bathrooms and completely updated the electrical & plumbing systems. More recent upgrades include a propane insert in the Living Room fireplace, furnace & oil tank replacement and insulation. Enjoy the convenience of one-level living with 2 bedrooms & 2 full baths on the main floor, including a generous Master with ensuite & double closets. A finished lower level provides additional living space for larger families or guests. The lower quarters take advantage of large windows on the south side to create a bright & inviting space that includes a family room, a 3rd bedroom and another full bath, plus huge laundry, storage room and workshop. No need for clutter here, this well-planned home enjoys multiple storage areas from the attic to the lower level. And if the ample storage opportunities inside the house weren't enough, check out the over-sized double garage -- measuring 28 feet front to back, you'll find plenty of extra storage or workshop space, even with cars parked inside! Outside spaces and landscaping are as tidy as the interior, featuring pristine lawns & gardens with an interlocking brick patio just waiting for your BBQ & bistro set. Located in a quite 'New Town' neighbourhood, an easy walk to the school, community centre, or hospital.



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### Listing Agents

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### Property Highlights

**Age ±:** 68 years  
**Lot Size:** 14,065 sq ft (.32 acres)  
**Floor Space:** 2216 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Flooring:** hardwood, softwood, carpet, linoleum  
**Heating:** oil-fired forced hot air, electric baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** double paved driveway  
**Garage:** Detached, Double Plus (28.4 x 25.5 + 11.4 x 4.6)  
**Services:** electricity, phone, cable, high-speed internet  
**Fireplace/s:** propane fireplace  
**Taxes:** \$2,955 (2018)

### Rooms

Living Room: 16.7 x 14.8 (Main)  
Dining Room: 10.3 x 9.10 (Main)  
Kitchen (w/ Pantry): 12.3 x 12 (Main)  
Side Porch/Entry: 11 x 7 (Main)  
Foyer/Hall: 15.7 x 4 (Main)  
Master Bedroom: 13.4 x 12.2 + 5.3 x 3.3 (Main)  
Master Ensuite (3-pc): 6 x 5 + 5.8 x 2.10 (Main)  
Bedroom: 10.8 x 9.8 (Main)  
Bath (3-pc): 7 x 6 (Main)  
Family Room/Den: 15.8 x 9.6 plus jog (Lower)  
Bedroom: 14.11 x 10.10 (Lower)  
Bath (3-pc): 6 x 4.5 + 4 x 2.10 (Lower)  
Laundry: 11.3 x 10.5 (Lower)  
Storage: 11.2 x 6.5 (Lower)  
Utility Room/Workshop: 16.11 x 13.5 plus

jog (Lower)

### **Directions**

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Town of Lunenburg at the corner of Broad & Montgomery Streets. Look for the Red Door Realty sign!