

52 Dufferin Street, Lunenburg



MLS® 201826924

A Worthy Renovation Project!

\$180,000

Here we have a traditional Lunenburg "Four Square", circa 1890. This simple architectural style is the backbone of character running through much of Lunenburg's late Victorian building boom. At the outset it was seen as modernist, an answer to the space-cramped cape-house vernacular design of the colonial period, and a fulfillment of the nuclear-family notions of the artisan middleclass. In its time this Four Square, situated at the edge of New Town, was the perfect utilitarian family home for carriage-maker James Rafuse. Those same utilities in this unaltered Four Square will still be self-evident to today's young family-home seekers. But that's not the end of the virtues of this little Four Square, with its tree-lined fenced yard. With a little imagination these sturdy perpendicular dwellings can be opened up and renovated into amazing contemporary living spaces...airy, bright and ultra-modern...read: post-family, retiree friendly! Located just a short walk from Lunenburg's attraction-driven waterfront, 52 Dufferin also has great potential as an income-earning seasonal rental.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: c. 1890

Lot Size: 3,400 sq ft

Style: 2 Storey

Floor Space: 1403 sq ft

Bedrooms: 3

Bathrooms: 1

Flooring: hardwood, cushion, carpet

Heating: oil-fired forced hot air

Water: municipal

Sewer: municipal

Parking: gravel driveway (2 cars)

Services: electricity, phone, cable,
high-speed internet (FibreOP available)

Features: fenced back yard

Zoning: Residential

Taxes: \$2,062 (2018)

Rooms

Living Room: 13.6 x 12.9 (Main)

Dining Room: 13.6 x 10 (Main)

Kitchen: 13.9 x 12 (Main)

Foyer/Hall: 12.6 x 8 (Main)

Front Porch: 6 x 3 (Main)

Back Porch: 4.8 x 4.6 (Main)

Bedroom: 12.10 x 12.2 (2nd)

Bedroom: 11.10 x 11.7 (2nd)

Bedroom: 10 x 10 (2nd)

Bath (4-pc): 9 x 6.5 (2nd)

Upper Hall/Landing: 8.10 x 5.5 (2nd)

Directions

Town of Lunenburg, Dufferin Street approach to Old-Town. Look for the Red Door Realty sign!