

202 Cumberland Street, Lunenburg



Quintessential Lunenburg

\$475,500

This classic 1885 residence w/ signature Lunenburg Bumps on front & back features a traditional layout, an abundance of original detail, and a quiet Old-Town location. The interior was recently stripped to the studs and thoroughly rejuvenated. Beneath fresh new surfaces is new insulation & completely updated electrical w/ extensive pot lighting. Beautifully refinished softwood floors throughout unite elegant principal rooms including a formal parlour w/ propane fireplace, separate dining room, and a stylish new Kitchen w/ large island & propane cooktop plus walkout to a deck overlooking the garden. Just off the kitchen is a sunny breakfast nook tucked into the main floor bump. Upstairs find 4 good sized bedrooms, a bright new family bath and another wonderful sitting area in the back bump. Need more living space? No problem...the finished walk-up attic offers plenty of room for your home office, hobbies & crafts, or TV retreat. And from the skylights you can even catch a glimpse of ships coming into the harbour. But that's not all, a high & dry basement w/ garden level walkout offers excellent storage or workshop space, or conversion potential for a separate guest suite. The compact yard typical of Old-Town provides just enough garden to supply herbs for the salad and fresh flowers for the table, and is fully fenced w/ ample lawn for Rover. A matching garage is ideal storage for the yard tools or perhaps develop this charming building into an artist's garden studio. Come enjoy the best of both worlds...character & charm combined with comfort & efficiency. All this in a convenient location just a lazy 5 minute stroll to the bustling downtown, a peaceful setting smack dab in the middle of one of the prettiest neighbourhoods you'll ever find!



see full details for this and other fine properties at:

www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: c. 1885

Lot Size: 3,000 sq ft

Style: 2.5 Storey w/ Lunenburg Bumps

Floor Space: 2513 sq ft

Bedrooms: 4

Bathrooms: 1

Flooring: softwood, ceramic tile

Heating: oil-fired forced hot air, electric baseboards & in-floor radiant (bath)

Water: municipal

Sewer: municipal

Parking: paved driveway

Garage: single detached (20.6 x 11.5)

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

Fireplace/s: propane fireplace

Zoning: OTR (Old-Town Residential)

Taxes: \$2,880 (2019)

Rooms

Living Room: 13.1 x 11.10 (Main)

Dining Room: 13.1 x 13 (Main)

Kitchen: 15 x 13.1 (Main)

Den: 13.2 x 11.10 (Main)

'Bump' Breakfast Nook: 10.8 x 6.3 (Main)

Front Porch: 6.3 x 2.9 (Main)

Bedroom: 13.2 x 13.2 (2nd)

Bedroom: 13.2 x 13.2 (2nd)

Bedroom: 12 x 11.2 (2nd)

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Bath (3-pc): 10.2 x 6 + 6.3 x 4 (2nd)

'Bump' Sitting: 10 x 6.4 (2nd)

Rec Room: 30.10 x 12.5 (3rd)

Laundry: 13.9 x 12 (Lower)

Hobby Room: 12.6 x 12 (Lower)

Utility Room: 31 x 9 (Lower)

Directions

OLD-TOWN LUNENBURG: Cumberland Street, near Kempt St (at the Blockhouse Hill end of town). Look for the Red Door Realty sign!