


# 80 Victoria Road, Lunenburg



 202008106

## A Spacious Family Home with a Backyard to Match!

**\$399,000**

This special property is comprised of 6 parcels (yes, six!) combined for a total of .65 acres to create an 'in-town' oasis. The property is ideally situated to render your car superfluous...just steps from Lunenburg's school and recreation facilities, the grocery store and Farmers Market, and a comfortable stroll along the scenic Harbourwalk trail to access the amenities of downtown and the Lunenburg waterfront. The handsome home features beautiful original hardwood floors that unite generous principal rooms on the main level including living room, formal dining room with built-in china cabinet, large den/office and a wide foyer & hallway. There's a handy main level powder room and a kitchen that is so bright you might need to wear shades when you cook! Upstairs are three bedrooms including the master with 'his & her' closets. There's even a bonus room at the front of the house that would make an ideal office, nursery or craft room. At the back of the hall are the main bath and a door accessing a small upper balcony overlooking the backyard. The lower level offers a spacious rec room, utility room and lots of storage. For convenience, the utility room has its own access to the backyard. The wonderful outdoor spaces of this property, including the large deck and a sprawling level lawn, will appeal to anyone with a green thumb, kids or pets. For those who love to host large gatherings with family and friends, this is the perfect summer entertaining venue with privacy provided by a combination of hedge, fencing and tall evergreens. Completing the picture is a small wired garage that matches the house. Simply put, this is a wonderful spacious family home with a backyard to match!



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### Listing Agents

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### Property Highlights

**Age ±:** c. 1941  
**Lot Size:** 28,470 sq ft / .65 acres  
**Style:** 1.5 Storey  
**Floor Space:** 2502 sq ft  
**Bedrooms:** 3  
**Flooring:** hardwood, softwood, laminate, vinyl, linoleum  
**Heating:** oil-fired hot water radiators, electric baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** double gravel driveway  
**Garage:** single detached, wired (20.4 x 12.5)  
**Services:** electricity, phone, cable, high-speed internet  
**Zoning:** Residential  
**Taxes:** \$3,272.12 (2020)

### Rooms

Living Room: 15.7 x 14.4 (Main)  
Dining Room: 13.5 x 10.2 (Main)  
Kitchen (w/ Laundry): 14.4 x 13.5 + 9.5 x 6.6 (Main)  
Den/Office: 14.4 x 13.2 (Main)  
Bath (2-pc): 4.3 x 3.11 (Main)  
Front Porch: 6.6 x 3.6 (Main)  
Foyer/Hall: 8 x 6.6 (Main)  
Back Entry/Mudroom: 8 x 3.11 (Main)  
Master Bedroom: 13.6 x 12 + 7.9 x 4.3 (2nd)  
Walk-in Closet: 5.7 x 5.1 (2nd)  
Bedroom: 11.11 x 8.6 + 6.3 x 4.4 (2nd)  
Bedroom: 14.4 x 8.7 plus jog (2nd)  
Bath (4-pc): 8 x 4.10 + 6.2 x 3.10 (2nd)  
Office/Nursery: 8 x 6.4 (2nd)  
Rec Room: 28 x 13.4 (Lower)  
Utility/Storage: 28 x 13 plus jog (Lower)

**Directions**

Town of Lunenburg, one block wouthwest of the intersection of Victoria Rd & Green Street and the Lunenburg Playground & Tennis Club. Look for the Red Door Realty sign!