

## 210 Montague Street, Lunenburg



MLS® 202111718

### *Your Window on the Waterfront* \$695,000

In a town renowned for its picture-perfect postcard setting, this home enjoys one of the most coveted views in all of Lunenburg. Built in 1827 for Master Mariner, Captain Jacob Mosher, for nearly 2 centuries the steadfast residence has kept a watchful eye over the famous harbour with a view that is truly timeless, spanning the age of sail to today. Traditional marine activities still carry on right below the house where the tallship Picton Castle berths and wooden boats are hand crafted at the historic Dory Shop. The handsome Georgian townhouse offers more than 2400 sq ft of living space over 4 levels, each boasting a fabulous vantage point to take in the brilliant views of the bustling harbour and working waterfront. Inside, an abundance of original architectural detail remains, from the striking arched passageways, wooden cornice mouldings, hand-carved chair rails, elegant bannister railings, beautifully toned pine plank floors, and much more. An open plan main level provides a bright and comfortable space for casual living and lively entertaining. In the warmer months, the main floor living space extends to the outside where a covered side verandah wraps around to the back of the house to a sun-soaked back deck overlooking the water. Two spacious and bright bedrooms and 2 full baths including ensuite are found on the 2nd level. There's potential for hosting guests in the attic loft/studio or down below in the cozy walk-out level Family Room with its cozy woodstove set into the original stone & brick hearth. A private lower deck off the Family Room offers its own perspective of the harbour. 210 Montague Street represents a rare opportunity that will not last long...come and see for yourself!



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#### Listing Agents

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#### Property Highlights

**Age ±:** c. 1827

**Lot Size:** 3,391 sq ft

**Style:** 4 level, semi-detached Georgian Townhouse

**Floor Space:** 2,453 sq ft

**Bedrooms:** 2

**Bathrooms:** 2.5

**Flooring:** softwood

**Heating:** electric hot water in-floor radiant & radiators; oil-fired forced hot air

**Water:** municipal

**Sewer:** municipal

**Parking:** single driveway with grass block pavers

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

**Features:** ensuite bath, upper & lower level harbour-view decks

**Fireplace/s:** woodstove

**Outbuildings:** garden shed

**Zoning:** Residential

**Taxes:** \$3,625 (2021)

#### Rooms

Front Porch: 6.2 x 5.9 (Main)

Foyer/Hall: 8.4 x 5.9 (Main)

Living Room: 13.8 x 11.9 (Main)

Dining Room: 13.6 x 12.9 plus jog (Main)

Kitchen: 9.9 x 6.9 (Main)

Master Bedroom: 13.3 x 12.1 (2nd)

Ensuite: 13.7 x 8.4 less jog (2nd)

Bedroom: 13.4 x 11.4 (2nd)

Bath (4-pc): 7.4 x 5.3 (2nd)

Attic Studio: 17 x 17 plus dormer (3rd)

Family Room: 18.4 x 17.7 (Lower)

Laundry & Half Bath, plus utilities: 17.5 x 12 (Lower)

### **Directions**

Old-Town Lunenburg: Montague Street  
between Kempt Street and Bluenose Drive.  
Look for the Red Door Realty sign!