

## 42 Falkland Street, Lunenburg



MLS® 202111900

### Iconic Ashlea House!

**\$979,000**

If there was ever a time and a place to be positioned for the surge in post-COVID tourism, this would be it! Located in the internationally-known and famous seaside town of Lunenburg, this impressive 2.5 storey residence is one of the town's best-known landmarks. A striking facade of arched windows, projecting bays, ornate gingerbread gables and stained glass all topped off with the famed widow's walk, offering 360 degree views of both Lunenburg and the sea that has made it famous. This home has had many upgrades in the past few years and offers a more modern building technology, resulting in lower overhead costs for the next owner. This property holds a 5 star rating on Trip Advisor.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### Listing Agent

**Alex Astbury** C: 902-499-1119  
E: [alex@reddoorrealty.ca](mailto:alex@reddoorrealty.ca)

#### Property Highlights

**Age ±:** c. 1887

**Lot Size:** 10,954 sq ft. (.25 acres)

**Floor Space:** 4,680 sq ft

**Bedrooms:** 6

**Flooring:** hardwood, softwood, ceramic tile

**Heating:** propane-fired hot water radiators, ductless heatpumps, wood-stove

**Water:** municipal

**Sewer:** municipal

**Parking:** gravel circular driveway

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

**Features:** roof-top 'widow's walk', gazebo, roof deck, 11' ceilings, all bedrooms w/ ensuite, road-frontage on 2 streets, alarm system

#### Rooms

Front Entry: 10.9' x 4.10' (Main)

Grand Foyer: 14.8' x 14' (Main)

Front Parlour: 21' x 15.9' (-jog) (Main)

Back Parlour: 17.6' x 17' (-Jog) (Main)

Dining Room: 23.9' x 14.2' (-jog) (Main)

Kitchen: 23.9' x 14.2' (-jog) (Main)

Pantry: 9.4' x 7.4' (-jog) (Main)

Family Room: 12.10' x 10.11' (-jog) (Main)

Mudroom: 10.9' x 4.9' (Main)

Bath: 2 piece (Main)

Family Suite, Bedroom-1: 16.7' x 15.7' (-jog) (2nd)

Family Suite, Bedroom-2: 14.2' x 11.6' (-jog) (2nd)

Bath: 4-piece (2nd)

Bedroom - Waverley Room: 14.10' x 11.6' (-jog) (2nd)

Bath: 4-piece (2nd)

Bedroom - Victoria's Room: 14.3' x 10.7'

(2nd)  
Bath: 3-piece (2nd)  
Owner's Suite - Bedroom: 14' x 13.5' (-jog)  
(2nd)  
Bath: 4-piece (2nd)  
Bedroom - Cottage Room: 16.9' x 15.6' (3rd)  
Bath: 4-piece (3rd)  
Bedroom - Westmount Room: 18.9' x 15.5'  
(3rd)  
Bath: 4-piece (3rd)  
Common Room: 15.4' x 11.10' (-jog) (3rd)  
Den/Office: 13.7' x 11.6' (-jog) (3rd)  
Rooftop Belvedere: 7.2' x 7.2' (3rd)

### **Directions**

---

Town of Lunenburg, Falkland Street between  
Victoria Rd and Broad Street.