

# 64 Dufferin Street, Lunenburg



MLS® 202209767

## Style & Character

**\$533,000**

Recent renovations of this charming Lunenburg home have tastefully combined period character and features with fresh and stylish design choices. Natural wood floors, high ceilings, original staircase, woodwork and French doors are complemented by a vibrant interior of natural light, modish wall coverings, and a neutral colour palate to create an elegant and sophisticated living space. On the main level, well-proportioned principal rooms flow nicely and the kitchen enjoys a walkout to access to the back yard and a large deck with covered gazebo. Upstairs, the 3 bedrooms are cheery and bright and a sitting area in the front bay window is one of those delightful bonus spaces that are a signature of Victorian homes...the perfect spot to snuggle up with book or tuck away an office nook. The passageway to the large back bedroom doubles as a walk-in closet and adjoins the main bath which features an old-fashioned claw foot tub and separate shower. Outside, the 1/3 acre lot provides a spacious back yard which slopes gently and backs onto the fabulous Bay-to-Bay Trail (part of the Rails-to-Trails Network) with easy access for dog walking, hiking and cycling. If you'd prefer to stroll along Dufferin Street, you'll enjoy one of the prettiest streetscapes in town. An excellent location, it's a comfortable and scenic walk to school & recreation facilities, downtown and the waterfront. What more could you ask for?



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## Property Highlights

- Age ±:** c. 1887
- Lot Size:** 15,385 sq ft (.35 acres)
- Style:** 2 Storey Victorian
- Floor Space:** 2024 sq ft
- Bedrooms:** 3
- Bathrooms:** 1.5
- Flooring:** hardwood, softwood, linoleum, laminate
- Heating:** oil-fired hot water radiators
- Water:** municipal
- Sewer:** municipal
- Parking:** gravel driveway
- Services:** electricity, phone, cable, high-speed internet (fibre available)
- Features:** large back yard, direct access to 'rails-to-trails' walking trail, large back deck with covered gazebo
- Outbuildings:** garden shed
- Zoning:** Residential
- Taxes:** \$4,373 (2022)

## Rooms

- Living Room: 14 x 13.6 plus bay (Main)
- Dining Room: 14.6 x 10.2 (Main)
- Family Room/Den: 13.4 x 11.4 (Main)
- Kitchen: 13.3 x 10.6 plus jog (Main)
- Bath: 2-pc (Main)
- Master Bedroom: 13.6 x 13.2 (2nd)
- Bedroom: 13.3 x 13 (2nd)
- Bedroom: 11.10 x 11 (2nd)
- Bath: 4-pc (2nd)
- Landing/Reading Nook: 10 x 8.10 (2nd)

## Directions

Town of Lunenburg, Dufferin St. Look for the Red Door Realty sign!

## Listing Agents

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