

## 72 Kaulbach Street, Lunenburg



MLS® 202211543

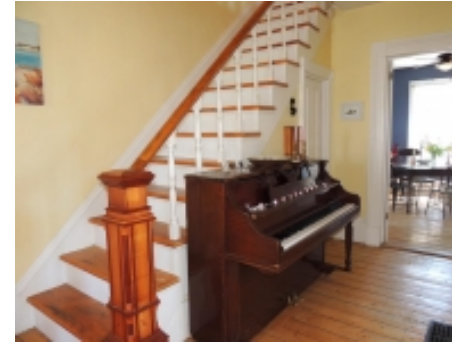
*Immerse Yourself in the Sights & Sounds of History!*

**\$462,500**

72 Kaulbach Street enjoys a coveted location in beautiful Lunenburg, set on a sunny corner surrounded by some of the most beautiful heritage homes in town, complete with the majestic Lunenburg Academy just across the street. Make this your home and enjoy not just the sights, but the sounds of this delightful Old Town neighbourhood known for church bells on Sundays, the seasonal 'clippity-clop' of horse & carriage tours, and the occasional serenade of classical music from the windows of the Lunenburg Academy of Musical Performance. Built in 1890, this wonderful family home has been well-loved and is a great opportunity to tailor a solid Lunenburg character home to your personal style. Inside, a sun-filled interior layout features a wide hall, well-proportioned rooms, high ceilings, softwood floors, and original trimwork. A graceful staircase leads to three 2nd level Bedrooms and full bath. Other features include a main floor powder room, toasty wood stove, insulation (exterior walls & attic), some newer windows and a handy walk out from the full height basement. Outside spaces include a lovely flagstone patio area and a covered front verandah from which to enjoy truly breathtaking sunset over the Academy. From your doorstep, a comfortable stroll leads you downtown to a wide array of shops, fine restaurants and amenities, and the bustling waterfront commercial district. Awaken your senses, and seize this opportunity to experience Old-Town living at its Best!



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### Property Highlights

**Age ±:** c. 1890

**Lot Size:** 2400 sq ft

**Style:** 2 Storey

**Floor Space:** 1554 sq ft

**Bedrooms:** 3

**Bathrooms:** 1.5

**Flooring:** softwood, laminate

**Heating:** oil-fired hot air, woodstove

**Water:** municipal

**Sewer:** municipal

**Parking:** gravel driveway

**Services:** electricity, phone, cable,  
high-speed internet

**Features:** covered verandah, flagstone  
patio

**Fireplace/s:** woodstove

**Zoning:** Residential

**Taxes:** \$2,914 (2022)

### Rooms

Living Room: 13.10 x 13.1 plus bay (Main)

Dining Room: 12.8 x 12.3 (Main)

Den/Office: 10.6 x 9.8 + 4 x 3 (Main)

Kitchen: 13.3 x 8.8 less jog (Main)

Foyer/Hall: 13.1 x 5.10 plus jog (Main)

Front Porch: 5.11 x 5.4 (Main)

Bath: 2-piece (Main)

Master Bedroom: 13.10 x 12.10 (2nd)

Bedroom: 11 x 10.6 plus jog (2nd)

Bedroom: 9.10 x 9.7 (2nd)

Bath: 8.10 x 7.2 (4-pc) (2nd)

Upper Hall: 8.7 x 5.10 (2nd)

### Directions

Old-Town Lunenburg at the corner of Kaulbach and York Streets -- across the street from the Lunenburg Academy. Look

### Listing Agents

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