

## 96 Brook Street, Lunenburg



MLS® 202423541

### Comfy & Cozy! \$399,000

This solid mid-century bungalow in a quiet neighbourhood is great for singles, seniors or first-time home buyers who thought they couldn't take that first step on the Lunenburg property ladder. Regardless of your age or budget, this is a great opportunity to get into the Lunenburg market and become part of this vibrant South Shore community. The home sits back from the road framed by a splendid old oak tree at the front. The level quarter acre lot features large yards at the front and back of the house. Inside, a unique design offers one-level living with a different layout than the run-of-the-mill bungalow. It's compact, but the open living/dining area with its large corner windows creates a bright and airy living space. The tidy kitchen has access to the back of the house where there's a small fenced patio between the house and garage forming a very private sitting area or fully contained outdoor space for the family dog. Toward the back of the house are 3 Bedrooms and 4-piece bath. There's ample storage in the immaculate full height basement and the sturdy garage is a wonderful bonus space for the tinkerer as there's plenty of room for the cars outside on the long paved driveway. Conveniently located, a 5-10 minute stroll takes you to just about every service and amenity offered in town.

Definitely Cozy, Certainly Comfy!



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### Property Highlights

**Age ±:** c. 1950-1960

**Lot Size:** 11,287 sq ft (.26 acres)

**Style:** One Storey Bungalow

**Floor Space:** 1136 sq ft

**Bedrooms:** 3

**Bathrooms:** 1

**Flooring:** hardwood, vinyl, linoleum tile

**Heating:** oil-fired forced hot air

**Water:** municipal

**Sewer:** municipal

**Parking:** paved driveway

**Garage:** attached single, wired

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

**Features:** front and back yards, fenced  
patio area

**Zoning:** Residential

### Rooms

Living Room: 18.9 x 11.9 (Main)

Dining Room: 10.1 x 9.3 (Main)

Kitchen: 13.5 x 9.8 less jog (Main)

Master Bedroom: 13.11 x 9.11 plus jog  
(Main)

Bedroom: 10.11 x 9.9 (Main)

Bedroom: 9.10 x 9.2 plus jog (Main)

Bath (4-pc): 7.5 x 4.11 (Main)

Garage: 21 x 10.9 (Main)

### Listing Agents

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### Directions

Town of Lunenburg: "New Town" District,  
Brook Street between Tupper and Churchill  
Streets. Look for the Red Door Realty sign!