216 Dufferin Street, Lunenburg



202608650

A Unique Offering!

$1,199,000

This estate-like property on a landscaped, tree-lined 1 acre lot is comprised of 2 homes in one - a stunning century home & its adjoining Annex. The main house, a grand Edwardian residence bult in 1907, offers a tasteful blend of period detail & modern convenience. On the main level, generous principal rooms including the massive foyer w/ its striking staircase, an elegant Living Rm, cozy Den and formal Dining Rm are adorned with the best of the period: stunning leaded & stained-glass windows, hardwood floors, heavy architectural window & door trims, and broad bay windows that flood the interior with natural light. A large & bright Kitchen w/ pantry, office w/ private entry off driveway, and a Powder Rm complete the main level. Upstairs are 6 Bedrooms, each w/ ensuite -- Four on the 2nd level, and 2 more on the 3rd. The house wide 3-tiered deck affords each level of the home walkout access to the outside where you can enjoy views over the expansive lawns and from the 3rd level, Lunenburg Bay in the distance. The 3-storey townhouse Annex, built in 1996, enjoys its own entry off the driveway and features delightful main level living areas including kitchen/dining room, comfortable living room, half bath/laundry and walkout to the peaceful backyard patio. Best of all, this marvelous secondary residence isn't just beautiful, it's practical and features an elevator to link the first floor living spaces with the 2nd floor Bedroom Suite which includes a large bedroom, sitting room w/ propane fireplace & full bath w/ walk-in shower. Special guests to the Annex are treated to a private & spacious 3rd floor suite w/ cathedral ceiling, sitting nooks & half bath. The sprawling basement is high & dry and is accessed from both the Annex & main house and garage w/ carport, built in 2019, provides even more storage space. Not just unique, but versatile - this is the perfect property for multi-generational families, co-op housing ventures,

those seeking income potential, and more.







Listing Agents

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Property Highlights

Lot Size: 40,902 sq ft (.94 acres)
Style: 3-Storey Edwardian with attached Townhouse Annex
Floor Space: +/- 5400 sq ft
Bedrooms: 8
Bathrooms: 5+
Flooring: hardwood, softwood, ceramic tile, carpet, laminate
Heating: propane-fired furnace, hot water radiators & electric baseboards
Garage: detached single w/ carport, wired & heated
Features: elevator, 6 ensuite baths, alarm system, patio, 3-tier deck/verandah, large fenced dog-run area
Fireplace/s: propane fireplace

Rooms

Living Room: 16'6" x 13'11" (+ bay) (Main)
Dining Room: 16'2" x 12'8" (Main)
Den: 13'11" x 11'10" (Main)
Office: 14'3" x 9'4" (Main)
Kitchen: 20' x 11'10" (including Pantry) (Main)
Primary Bedroom: 14' x 13'4" (+bay) (2nd)
Ensuite: 6'8" x 6'5" (2-pc) (2nd)
Bedroom: 14' x 8' + 3'10" x 7' (2nd)
Ensuite: 5'9" x 6'8" (4-pc) (2nd)
Bedroom: 12'11" x 11' (2nd)
Ensuite: 7' x 6'6" (4-pc) (2nd)
Bedroom: 13'6" x 9' (2nd)
Ensuite: 9'4" x 7'5" (4-pc) (2nd)
Bedroom: 27' x 14'8" (3rd)
Ensuite: 10'3" x 6'11" (4-pc) (3rd)
Bedroom: 13'10" x 10'10" + 8' x 7'4" (3rd)
Ensuite: 8' x 7'7" (4-pc) (3rd)
Annex Living Room: 15'4" x 12'2" (Main)
Annex Kitchen/Dining: 22'10" X 9'11"

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(Main)
Annex Half Bath / Laundry: 10'7" x 6'1" (2-pc) (Main)
Annex Primary Bedroom: 22'6" x 11'10" +/- jogs (2nd)
Annex Bathroom: 10'4" X 6' (4-pc) (2nd)
Annex Guest Suite: 12'4" x 10'8" + 10' x 6'4" + 9'9" x 6'4" (3rd)

Directions

Town of Lunenburg, top of Dufferin Street near hospital. Look for theRed DoorRealty sign!