46 Fox Street, Lunenburg

202617170

Old-Town FOX!

$475,000

"Sly" Buyers will recognize the opportunity presented by this Fox St Beauty. She may be a tad rough around the edges at the moment, but a little love & attention will transform her back into a standout Old-Town residence. Totally solid but needing freshening up & cosmetic updates, the rewards for your effort will be well worth the investment. Built in 1916, the house has had only 3 owners and retains much of its original detail including, built-ins, wide baseboards & trim, mantle, stained glass, handsome staircase, & original wood floors throughout that are just waiting to be refinishing to make the whole home sparkle. The main floor features large principal rooms, kitchen w/ plenty of counter/cupboard space, a side sunroom w/ walk-out, convenient half bath, plus a good-sized office/den - a space that could also serve well as a main floor bedroom. Upstairs are 4 bedrooms & a full bath. The two larger Bedrooms share an adjoining sunroom that would make a great nursery, dressing room, office, potential ensuite bath...you name it! One of the smaller bedrooms features a private balcony overlooking the back patio & gardens. But that's not all...a sprawling walk-up attic just begs to be finished, & even offers a glimpse of Lunenburg's famous harbour. Outside, an array of perennials & mature flowering shrubs add colour & texture on all sides of the home, and at the back, a sunny & private interlocking brick patio provides a little summer oasis. A charming matching garage sits at the end of a long interlocking brick driveway, and like the home itself, offers tremendous potential w/ a little investment. Surround yourself with the sights & sounds of Old-Town and take advantage of this amazing opportunity to live in a wonderful & solid character [illegible] in a quiet & desirable neighbourhood, 1 block from the iconic Lune[illegible]y -- an exce[illegible]ot to make your family's Den.

see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com

Listing Agents

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Property Highlights

Age ±: c. 1916
Lot Size: 3,229 sq ft
Style: 2-storey Edwardian
Floor Space: 2198 sq ft
Bedrooms: 4
Bathrooms: 1.5
Flooring: softwood, linoleum, carpet
Heating: oil-fired hot water radiators
Water: municipal
Sewer: municipal
Parking: interlocking brick driveway
Garage: single, detached (21.7 x 11.4)
Services: electricity, phone, cable, high-speed internet
Features: deck, interlocking brick patio, 2nd floor balcony, walk-up attic
Zoning: Residential (RL-OT2-L1)
Assessment: $525,500 (2026)
Taxes: $7,231 (2026)

Rooms

Front Porch / Closet: 9.8 x 3.6 (Main)
Foyer/Hall: 12.1 x 9.8 (Main)
Living Room: 14 x 13.2 (Main)
Dining Room: 15 x 14.2 (Main)
Kitchen: 13 x 12 plus jogs (Main)
Den/Office: 12.1 x 10.2 plus jog (Main)
Bath (2-pc): 6.7 x 5.7 (Main)
Sunroom: 18.3 x 7 (Main)
Back Porch: 7 x 4.10 (Main)
Master Bedroom: 13.6 x 12.7 (2nd)
Adjoining Sunroom: 14.6 x 7 (2nd)
Bedroom: 13 x 12.3 (2nd)
Bedroom: 10 x 9.10 (2nd)
Bedroom: 10.3 x 8.10 (2nd)
Bath (4-pc): 7 x 5.2 plus jog (2nd)
Walk-up Attic (undeveloped): 29 x 16 + 11

x 10 (3rd)

Directions

Old Town Lunenburg, just off the corner of Fox and Kaulbach Streets (one block from the Lunenburg Academy). Look for the Red Door Realty sign!