

## 70 Cumberland Street, Lunenburg



MLS® 201817691

### 1837 Kaulbach-Oxner House on the Church Green

**\$489,000**

This is truly a grandfamilyhome for the heritage conscious residential buyer with historic provenance running back to the original 1753 settler grant to Martin Kaulbach. The sheer size of the property and the commercial zoning at the very heart of the UNESCO district will also appeal to the prospective buyer with entrepreneurial interests (gallery, restaurant, AirBnB, etc). The classical 1830-40s revival home we see today was built over an 18th century cape house, as evidenced by the (now fully restored) open cooking hearth in the spacious basement. The important merchant and later mayor of Lunenburg, Joshua Kaulbach, commissioned the noted shipbuilder, John Young, to construct his "new" home to a proud 4-over-4 interior design featuring huge well-lit rooms with 9+ feet ceilings, warmed by fireplaces in all eight rooms. Today the two chimneys have been completely rebuilt from the basement to the 3rd story rooftop, with open hearths in three of the ground floor rooms, plus a couple others fitted out for woodstoves. Indeed over the past 20 years every structural & functional element of this iconic home has been restored or renewed without sacrificing any of the historic integrity of the home. The house sits on a double lot with conch shell line gardens and a massive and rare Gingko tree. All in all, a very grand house in the grandest of positions, overlooking the Green in front of St. Johns, the second oldest Protestant church in all of Canada.



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#### Property Highlights

**Age ±:** 181 years  
**Lot Size:** 5,086 sq ft  
**Style:** 2.5 Storey  
**Floor Space:** 3618 sq ft  
**Bedrooms:** 5+  
**Bathrooms:** 2.5  
**Flooring:** hardwood, softwood  
**Heating:** oil-fired hot water furnace with refurbished cast iron radiators  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** paved double driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** fenced yard  
**Fireplace/s:** 3 wood-burning fireplaces  
**Zoning:** Residential & Commercial  
**Taxes:** \$5,442 (2018)

#### Rooms

Front Parlour: 17 x 15 (Main)  
Living Room: 21 x 16.5 (Main)  
Kitchen: 21.5 x 13 (Main)  
Dining Room: 13 x 14.5 (Main)  
Foyer/Hall: 28 x 5.5 (Main)  
Vestibule: 4 x 5 (Main)  
Bath: 2-piece (Main)  
Master Bedroom: 17 x 14.5 (2nd)  
Bedroom: 17 x 15 (2nd)  
Bedroom: 14 x 13.5 (2nd)  
Upper Hall: 28 x 6 (2nd)  
Bath: 4-piece (2nd)  
Hall: 11 x 6.5 (3rd)  
Bedroom: 15.5 x 10 (3rd)  
Bedroom: 24.5 x 14.5 (3rd)  
Bath: 4-piece (3rd)  
Storage: 9 x 9.5 (3rd)

**Directions**

Located in the heart of Old-Town Lunenburg at the corner of Cumberland and Cornwallis Streets, across from the St. Johns Church Green. Look for the Red Door Realty sign!