

87 Lawrence St, Lunenburg



MLS® 201907677

The Complete Package! **\$292,000**

This immaculately maintained Lunenburg home has so much going for it we're not sure where to begin! Let's start with the convenient location, on a quiet street in Old-Town where a scenic 5 minute stroll brings you to the many cafes & restaurants, unique shops and services of downtown and the bustling waterfront. How about the living space itself?...well, there's nearly 1800 square feet of it, spread over 2 floors with a wonderful flow between nicely proportioned principal rooms and tons of sunlight thanks to a perfect southern aspect. Updates?...the house has been rewired, is fully insulated, has newer windows, and there's even central vac! Looking for some character?...check out the arched doorways & custom built-ins, plus a collection of charming original elements like wide baseboards, window & door trims, and an elegant front foyer and staircase. And who says old homes lack suitable storage space?...not so here! The generous kitchen enjoys a pantry, there's a handy mudroom off the yard, a walk-in closet off one Bedroom and double closets in the Master. The basement is surprisingly bright with a walk out to the completely fenced back yard, plus there's a fabulous walk-up attic that would indulge any of your hoarding tendencies, but also offers great potential for additional living space. And let's not forget the outside...your four-legged friends will thank you for this fully enclosed yard. And always important in Old-Town...a paved driveway -- just enough space to get the car(s) off street. All-in-all, what we have here is the complete package...What more could you ask for?



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Listing Agents

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Property Highlights

Age ±: c. 1893

Lot Size: 2,896 sq ft

Floor Space: 1778 sq ft

Bedrooms: 3

Bathrooms: 1

Flooring: hardwood, engineered
hardwood, laminate, linoleum

Heating: oil-fired forced hot air, electric
baseboards

Water: municipal

Sewer: municipal

Parking: paved driveway

Services: electricity, phone, cable,
high-speed internet (FibreOP available)

Features: fully fenced back yard, central
vac

Taxes: \$2,345 (2018)

Rooms

Living Room: 12.5 x 12 (Main)

Dining Room: 12.5 x 12 (Main)

Kitchen: 14 x 12.2 (Main)

Front Porch: 5.6 x 3.8 (Main)

Foyer/Hall: 10.2 x 6 plus jog (Main)

Pantry: 9.5 x 5.8 (Main)

Back Mudroom: 6.3 x 6.2 (Main)

Master Bedroom: 12.5 x 12.2 (2nd)

Bedroom: 12.6 x 12.5 (2nd)

Bedroom: 9.7 x 9.2 (2nd)

Storage: 9 x 4.4 (2nd)

Bath (4-pc): 9 x 8.10 (2nd)

Upper Landing/Reading Nook: 9.10 x 8.9
(2nd)

Directions

Located in the Old-Town District of
Lunenburg. Lawrence Street between

Cornwallis & Duke Streets. Look for the Red
Door Realty sign!