

213 Montague Street, Lunenburg



A Rare Combination in Old-Town!

\$482,000

Here's a combination you don't find in "Old-Town" Lunenburg every day! A character property with Yard Space, a Separate Garage, and a High & Dry Basement! Add to these features a wonderful harbour view and loads of interior character and voila...213 Montague Street. This classic Lunenburg residence with Mansard roof and a commanding position above the street enjoys interesting views over the historic streetscape, the working waterfront, the timeless Dory Shop and the government "railway" wharf. You can't get much more "Lunenburg" than that! On the main floor, find 11' ceilings, gleaming natural wood floors and period details. Large windows in the south facing front rooms flood the airy interior with natural light. A spacious kitchen with new appliances, a small office/den, and a full bath with walk-in shower complete the main level. Upstairs, find four generous bedrooms, each with 2 dormer windows, and another full bath. Lots of recent upgrades include mostly new windows, propane woodstove, and professional refinishing of the original plank floors in the kitchen and entire 2nd floor. As for the basement, you won't find many like this in Old-Town. It's full height with good-sized windows and is dry as can be! The outside features a semi-fenced backyard with patio area and side deck/terrace with a nice view of the harbour. The story and a half garage with loft storage under a mansard roof mimicking that of the house is a real bonus...park the car, set up a workshop, or tuck away all your toys! This impeccably maintained home enjoys a convenient location one block from the waterfront and steps from the shops, cafes and amenities of vibrant downtown Lunenburg.



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



Listing Agents

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Property Highlights

Age ±: c. 1885

Lot Size: 3600 sq ft

Style: 2 Storey Victorian w/ Mansard Roof

Floor Space: 2008 sq ft

Bedrooms: 4

Bathrooms: 2

Flooring: hardwood, softwood, ceramic tile

Heating: oil-fired furnace, hot water baseboards, propane stove

Water: municipal

Sewer: municipal

Parking: concrete driveway

Garage: 1.5 storey, single detached (15'10 x 19'10)

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

Fireplace/s: propane woodstove

Zoning: OTR (Old-Town Residential)

Taxes: \$4,554 (2019)

Rooms

Living Room: 13.1 x 12.7 plus bay (Main)

Dining Room: 13.2 x 12.7 plus bay (Main)

Kitchen: 13.3 x 12.7 (Main)

Den/Office: 12.6 x 7 plus jogs (Main)

Bath (3-pc): 12.5 x 5.5 less jog (Main)

Front Porch: 6.5 x 3.4 (Main)

Bedroom: 13 x 12.7 (2nd)

Bedroom: 13.3 x 12.7 (2nd)

Bedroom: 13.5 x 12.7 (2nd)

Bedroom: 13.2 x 12.7 (2nd)

Bath (3-pc): 6.4 x 4.11 (2nd)

Storage / Laundry: 30 x 26 (Lower)

Directions

Town of Lunenburg - Old Town District,
Montague Street between Kempt and Prince
Streets. One Block up from the waterfront.
Look for the Red Door Realty sign!