

42 Falkland Street, Lunenburg



MLS® 202111900

Iconic Ashlea House!

\$979,000

If there was ever a time and a place to be positioned for the surge in post-COVID tourism, this would be it! Located in the internationally-known and famous seaside town of Lunenburg, this impressive 2.5 storey residence is one of the town's best-known landmarks. A striking facade of arched windows, projecting bays, ornate gingerbread gables and stained glass all topped off with the famed widow's walk, offering 360 degree views of both Lunenburg and the sea that has made it famous. This home has had many upgrades in the past few years and offers a more modern building technology, resulting in lower overhead costs for the next owner. This property holds a 5 star rating on Trip Advisor.



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Listing Agent

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Property Highlights

Age ±: c. 1887

Lot Size: 10,954 sq ft. (.25 acres)

Floor Space: 4,680 sq ft

Bedrooms: 6

Flooring: hardwood, softwood, ceramic tile

Heating: propane-fired hot water radiators, ductless heatpumps, wood-stove

Water: municipal

Sewer: municipal

Parking: gravel circular driveway

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

Features: roof-top 'widow's walk', gazebo, roof deck, 11' ceilings, all bedrooms w/ ensuite, road-frontage on 2 streets, alarm system

Rooms

Front Entry: 10.9' x 4.10' (Main)

Grand Foyer: 14.8' x 14' (Main)

Front Parlour: 21' x 15.9' (-jog) (Main)

Back Parlour: 17.6' x 17' (-Jog) (Main)

Dining Room: 23.9' x 14.2 (-jog) (Main)

Kitchen: 23.9' x 14.2' (-jog) (Main)

Pantry: 9.4' x 7.4' (-jog) (Main)

Family Room: 12.10' x 10.11' (-jog) (Main)

Mudroom: 10.9' x 4.9' (Main)

Bath: 2 piece (Main)

Family Suite, Bedroom-1: 16.7' x 15.7' (-jog) (2nd)

Family Suite, Bedroom-2: 14.2' x 11.6' (-jog) (2nd)

Bath: 4-piece (2nd)

Bedroom - Waverley Room: 14.10' x 11.6' (-jog) (2nd)

Bath: 4-piece (2nd)

Bedroom - Victoria's Room: 14.3' x 10.7'

(2nd)
Bath: 3-piece (2nd)
Owner's Suite - Bedroom: 14' x 13.5' (-jog)
(2nd)
Bath: 4-piece (2nd)
Bedroom - Cottage Room: 16.9' x 15.6' (3rd)
Bath: 4-piece (3rd)
Bedroom - Westmount Room: 18.9' x 15.5'
(3rd)
Bath: 4-piece (3rd)
Common Room: 15.4' x 11.10' (-jog) (3rd)
Den/Office: 13.7' x 11.6' (-jog) (3rd)
Rooftop Belvedere: 7.2' x 7.2' (3rd)

Directions

Town of Lunenburg, Falkland Street between
Victoria Rd and Broad Street.