

## 229 Montague Street, Lunenburg



MLS® 202206126

### *Pied-a-Terre on the Lunenburg Waterfront!*

**\$568,000**

Whether it's your weekend getaway, your summer residence, or year-round home, this downtown home is an appealing mix of convenience and comfort. Perfectly situated within the waterfront district of Old-Town Lunenburg to take advantage of great harbour views and all the amenities & services of this popular and vibrant seaside community. Steps from your doorstep you'll find artisans, shops, galleries & boutiques, great restaurants, pubs & cafes, groceries, post office and more! Extensive renovations through 2016-2017 have created a modern interior that is open, bright and spacious with original softwood floors to add warmth and character. The main level is open concept with a delightful house wide sunroom/porch at the front offering a great view over the harbour and across to the Bluenose Golf Club. Upstairs, a sunny Den/Office overlooks the square-rigging of the tallship Picton Castle at her berth. Two large bedrooms and a generous 4-piece main bath complete the 2nd level. Down below, a high and bright basement is fully insulated and ideal for storage. All house systems have been fully updated with 200Amp electrical and all new wiring, all new plumbing, heat-pumps on both living levels, spray foam insulation from top to bottom, new siding, roof & windows. If low-maintenance and efficiency are high on your list, you can check both of those boxes! This your opportunity to finally get that perfect place in beautiful Lunenburg! But don't wait too long...like the tallship in the photos, this ship is about to sail!



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#### Property Highlights

**Age ±:** 1922  
**Lot Size:** 3,192 sq ft  
**Style:** 2 Storey  
**Floor Space:** 1410 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 1.5  
**Flooring:** softwood, ceramic tile  
**Heating:** 2 heat pumps (main: mini-split / 2nd: ducted), electric baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** gravel driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Zoning:** Residential

#### Rooms

Living Room: 16 x 10.2 (Main)  
Dining Room: 13.10 x 10.2 (Main)  
Kitchen: 13.10 x 10.1 (Main)  
Foyer/Hall: 7.8 x 7.4 plus jog (Main)  
Bath (2-pc): 5.9 x 3.5 (Main)  
Bedroom: 16 x 9.1 (2nd)  
Bedroom: 13.6 x 11.2 plus jog (2nd)  
Den/Office: 10.1 x 10.1 (2nd)  
Bath (4-pc): 10 x 7.3 + 4.1 x 3.8 (2nd)

#### Directions

Old-Town Lunenburg, Montague Street between Kempt St and Shipyard Hill Rd. Look for the Red Door Realty sign!

#### Listing Agents

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