

## 389 Lincoln Street, Lunenburg



MLS® 202314986

### Lunenburg Bound?

**\$698,000**

If you've been dreaming of making Lunenburg your home you're not alone! But finding a great home in this popular community can be daunting with so few available. Here's your chance! 389 Lincoln sits proudly on a terraced corner lot well above the road with interesting views over historic streetscapes. There's even a glimpse of the famous harbour from the south facing sunroom & the front bedrooms upstairs. The immaculately maintained home features classic elements of Craftsman-style from the gleaming hardwood floors, to the wood panelled dining room with handsome built-in, and front entry with stained-glass sidelights. Gracious principal rooms combined with a renovated eat-in kitchen create the perfect venue for entertaining with family & friends. Upstairs find 4 bedrooms, full bath and access to a house-wide balcony that overlooks the pretty back yard. A convenient walk-up attic provides excellent storage, or potential for conversion to additional living space, and a high & dry basement w/ walkout is equally handy. And you'll be glad to know that recent energy-efficiency upgrades have made this home not just comfortable, but economical. The double corner lot is beautifully landscaped and features a fully fenced & very private back yard. A raised flagstone terrace cleverly positioned under a pair of towering spruce trees serves as a shady retreat for those hot mid-summer afternoons, and a matching garage anchors the back corner of the property and provides a little more privacy in the process. This property enjoys an excellent "walk-to-everything" location where a short & scenic stroll brings you to all the shops & services of Lunenburg's vibrant downtown & waterfront.



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### Listing Agents

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### Property Highlights

**Age ±:** c. 1916

**Lot Size:** 7200 sq ft

**Style:** 2-Storey Craftsman

**Floor Space:** 1813 sq ft

**Bedrooms:** 4

**Bathrooms:** 1.5

**Flooring:** hardwood, softwood, laminate, linoleum

**Heating:** oil-fired hot water radiators, 2 mini-split heat pumps

**Water:** municipal

**Sewer:** municipal

**Parking:** single paved driveway

**Garage:** single detached (21.10 x 14.3)

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

**Features:** 2nd floor balcony, ductless air-conditioning, flagstone patio, harbour view, fully fenced back yard, 2 corner lots (each 3200 sq ft)

**Zoning:** Residential

**Taxes:** \$6,693 (2023)

### Rooms

Living Room: 13.10 x 13.8 (Main)

Dining Room: 13.6 x 13.6 (Main)

Kitchen: 11.8 x 11.5 + 10.11 x 5.8 (Main)

Foyer/Hall: 11.1 x 10 (Main)

Sunroom: 25.2 x 6.4 (Main)

Back Porch: 5.8 x 3.10 (Main)

Bedroom: 12.2 x 11.2 less jog (2nd)

Bedroom: 12.6 x 11.11 less jog (2nd)

Bedroom: 11.3 x 9.10 (2nd)

Bedroom: 12.1 x 11.6 (2nd)

Bath (4-pc): 7.4 x 6 (2nd)

Upper Hall: 7.6 x 5.7 (2nd)

Laundry & Half Bath : (Lower)

### **Directions**

Town of Lunenburg, corner of Lincoln & Hill Streets. Look for the Red Door Realty sign!