



Main Floor:

- ◇ Expansive Foyer and Central Hallway
- ◇ Massive Main Parlour/Living Room
- ◇ Kitchen & Dining Nook
- ◇ Butler's Pantry
- ◇ Office/Den
- ◇ Dining Room
- ◇ Phone Closet
- ◇ Powder Room

Second Floor:

- ◇ 4 Large Bedrooms, each with large closets
- ◇ Large Master with Ensuite & Walk-in
- ◇ Main Bath
- ◇ Arched Reading Alcove
- ◇ Large Walk-in Linen Closet

Lower Level:

- ◇ Media/Rec Room
- ◇ Double Heated Garage
- ◇ Furnace/Utility Room

Attic:

- ◇ Nearly 1400 sq ft of additional living space awaiting development.

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95 Dufferin Street
~ LUNENBURG, NOVA SCOTIA ~

A Stately Georgian Revival Home in historic Lunenburg. This classically styled home is set on an expansive estate-like lot with a mixture of mature trees and over 200 feet of winding slate walkways. One of Lunenburg's most recognized homes, built to the highest standards by the prominent Powers family in 1936.

\$459,000



Showcasing All Properties in Nova Scotia

95 DUFFERIN STREET, LUNENBURG

The prosperous Powers family, obviously unaffected by the Great Depression, had this stunning home built for them in 1936, with a clear intention to make a statement about quality craftsmanship and cutting edge innovation. These objectives have met the test of time and are every bit as evident today as they were three quarters of a century ago. Quality abounds in every detail, from the structural framing to exquisite finish work. Gorgeous cherry woodwork & doors throughout the main floor create an atmosphere of formal elegance and sophistication. A massive main parlor (22.5' x 17') with striking coffered ceiling & walk-out portico is the ideal setting for gracious entertaining. Every room is spacious and bright, with large 6-over-6 windows, and a mixture of oak and maple hardwood floors.

Original features include unique stainless steel countertops in kitchen, vintage butler's pantry, crystal door knobs on every door, and bedroom doors with rare automatic felt dampening systems.

The 2nd floor boasts four large bedrooms, each with large lighted closets, some with built-in drawers. The master bedroom measures an expansive 17.5' x 17.5' plus ensuite, and walk-in. The main bath is intact with period detail and vintage Italian glass tiles. Three working fireplaces, double in-ground heated garage & paved driveway are just a few of the additional features. There is a large Media/Rec Room on the lower level with a dramatic granite & quartz stone fireplace and walk-out to the back yard. One interesting bonus for the buyer is that the original builder's blue prints have remained with the house.



Exterior walls are insulated with original rockwool insulation, and attic floor insulation upgraded to R-40 with blown-in cellulose. Current owners have undertaken many other upgrades in the past 18 months. All roof surfaces on main house and porticos were resingled in 2008 with high quality 35-year rated shingles. The exterior has been completely repainted with great attention to detail. The Living Room fireplace has been fitted with a high-efficiency EPA certified insert, and as another energy saving strategy, an auxiliary electric hot water heater was installed in 2008 as a summer hot water source. With 1400 sq ft of additional space awaiting development in the full walk-up attic, this house has great potential as a profitable Inn or B&B.

