

Client View - Residential



MLS #	202427291	# of Beds	4
PID #	60062718	Primary On Main Floor?	No
Add'l PID		Full Baths	3
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building	2; Year Built Unkn
Address	219 Montague Lunenburg NS B0J 2C	Total Fin SqFt (TL)	3,048
		Square Footage (2,206
County	LUNENBURG	Building Dimensic	39 x 27.4 plus bays
Type	Single Family	Lot Size	
Style	Detached	Garage	Y
Waterfront	N	Garage Details	single, detached, wired
Frontage			
Prop Knwn As/Bdy of W	Lunenburg Harbour, Lunenburg Bay	Parking Details	interlocking brick driveway
Restr/Prot Covenants		Zoning	Lower Density
New Construction	N	Rental Incon	PTL
Construction Status			

Listing Price \$825,000

[Virt Tour URL](#)



Directions to Property

Old-Town Lunenburg: Downtown at the corner of Montague and Kempt Streets. Realty sign posted.

Property Overview

OLD-TOWN ANOMALY -- Here's something that you don't find in Old-Town Lunenburg every day! On the outside, this handsome waterfront district residence appears to be a century or more old with its shingle siding & craftsmen architectural detailing. However, this 3000+ sq ft home is just 22 years young and a departure from the typical Old-Town offering featuring a bright & fresh interior, modern systems, & a fully finished basement. The 4 bed/3.5 bath home enjoys a sunny corner lot on a colourful downtown streetscape. The main floor living space has a casual elegance w/ warm neutral wall colours & white trim anchored by natural hardwood flooring throughout. A large living room w/ propane stove adjoins a lovely sunroom at the front of the house...relax and take in the view of Lunenburg's iconic waterfront. A spacious eat-in kitchen adjoins a large formal dining room & a convenient main floor powder room is off the front foyer. Upstairs, the bright & spacious primary bedroom w/ double closets & 4-pc ensuite enjoys a private balcony overlooking the harbour & pretty streetscape. Down the hall are 2 more bedrooms, a large walk-in closet/dressing room & 4-pc family bathroom. But we're not done yet! No 'old house basement' here!...instead, find a completely finished lower level guest suite complete w/ kitchen area & full bath. With its own entry these lower quarters are ideal for extended stays by visiting family or guests, or income potential from either long or short-term rentals. This unique property also includes a single car garage & an interlocking brick parking area where your car will spend most of

Room Sizes

Living Room	Main Floor	15.11 x 14.9	Bath 3	2nd Level	10.6 x 6.11
Sun Room	Main Floor	12.6 x 6.3	OTHER	Lower Level	Bed/Sitting Rm: 15.2 x 13.11
Dining Room	Main Floor	12.11 x 12.2 + 5.9 x 1.6	OTHER	Lower Level	Office Nook: 8.2 x 5.9
Bath 1	Main Floor	7 x 3.4	OTHER	Lower Level	Kitch/Dining: 11.10 x 10.5
Foyer	Main Floor	11 x 9.3	Bedroom	Lower Level	12.3 x 10.1 less jog
Primary Bedroom	2nd Level	15.2 x 14.10 less jogs	Bath 4	Lower Level	8.7 x 5.4
Bedroom	2nd Level	10.6 x 7 + 3.7 x 3.4	Laundry	Lower Level	12.4 x 6.7
Ensuite Bath 1	2nd Level	11.8 x 11.4 less jog	Utility	Lower Level	11.9 x 11.7
Bedroom	2nd Level	15.2 x 12 less jogs			
Bedroom	2nd Level	Dressing Room: 11.3 x 8			

Condo

Mobile/Mini

Schools

Elementary School	Bluenose Academy	Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)
Middle/Jr School	Bluenose Academy	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)
High School	Park View Education Centre		

BUILDING STYLE	2 Storey, 3 Level
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Fully Developed, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Carpet, Ceramic, Hardwood, Laminate
HEATING/COOLING TYPE	Baseboard, Furnace, Hot Water, Stove
FUEL TYPE	Oil, Propane
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Single, Wired
DRIVEWAY /PARKING STRUCTURES	Brick, Interlocking
FEATURES	Deck
APPLIANCES INCLUDED	Balcony, HRV (Heat Rcvry Ventin), Secondary Suite, Propane Fireplace
RENTAL EQUIPMENT	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
WATER ACCESS /VIEW	Propane Tank
LAND FEATURES	View: Bay, View: Harbour, View: Ocean
	Landscaped, Level, Partially Fenced, Year Round

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



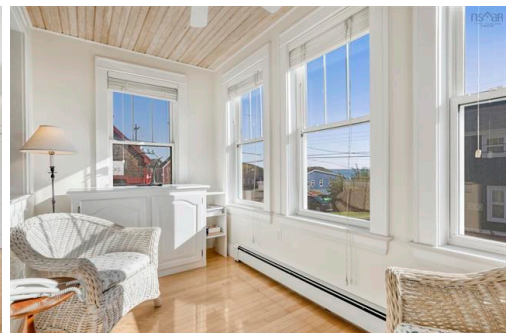
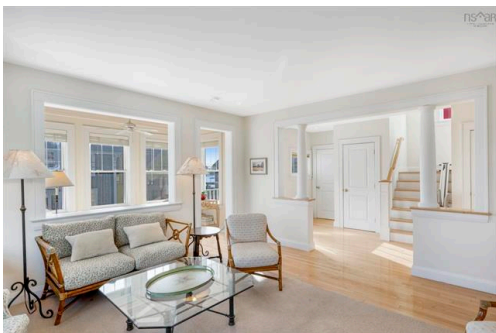
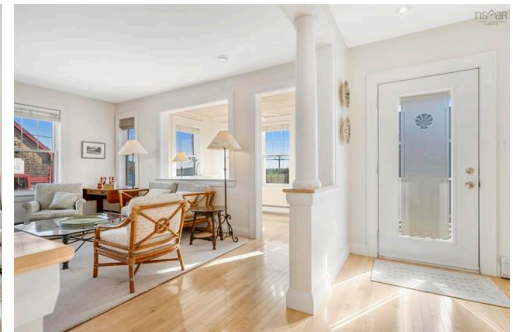
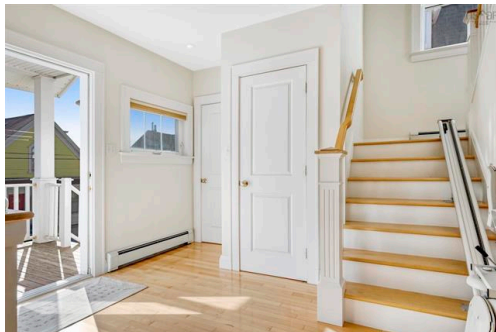
Listed [Red Door Realty\(Lunenburg\)](#)

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # [202427291](#)
List Price \$825,000
Status: ACT
Class: RE

Address 219 Montague Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

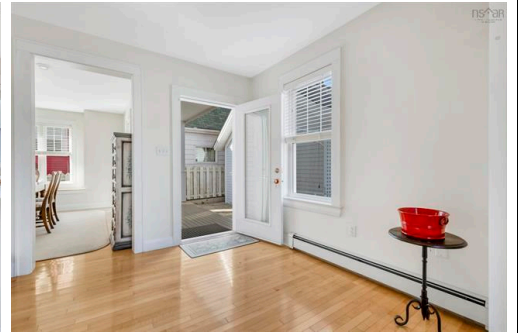
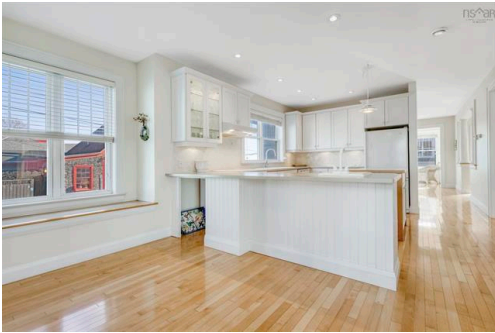
Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.

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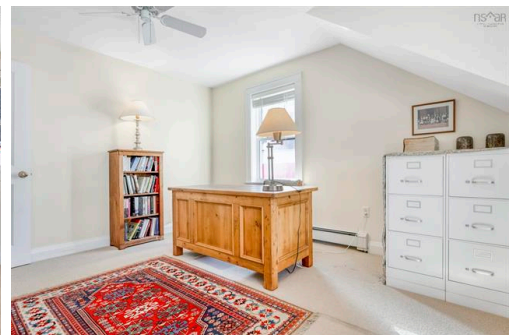
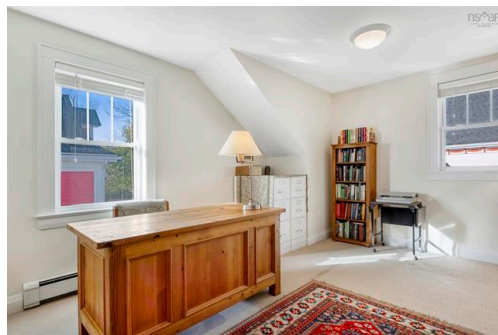
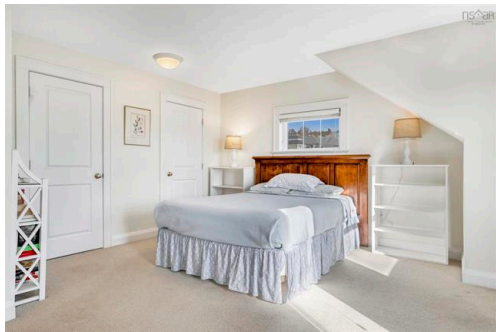
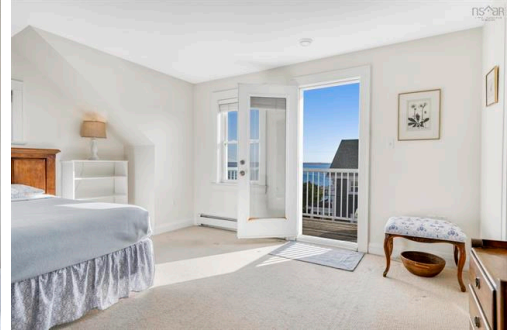
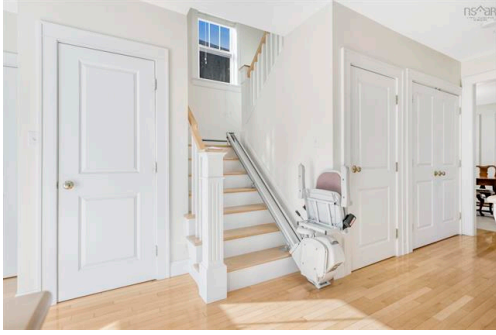
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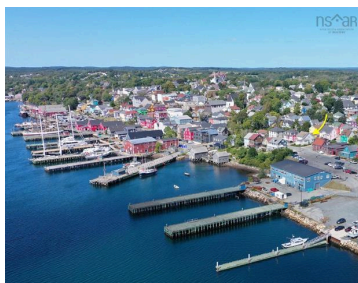
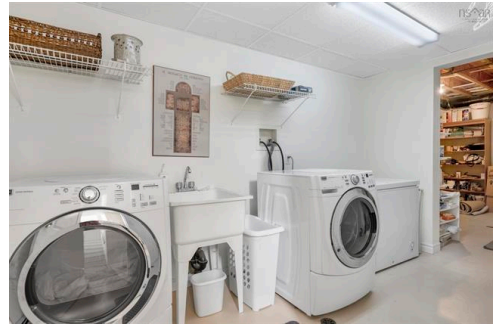
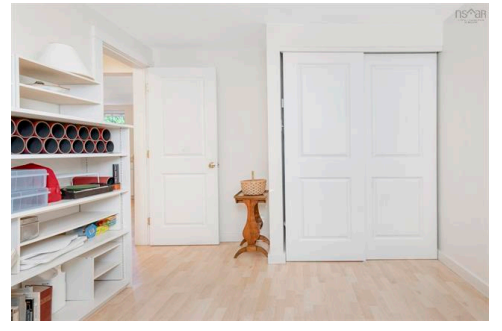
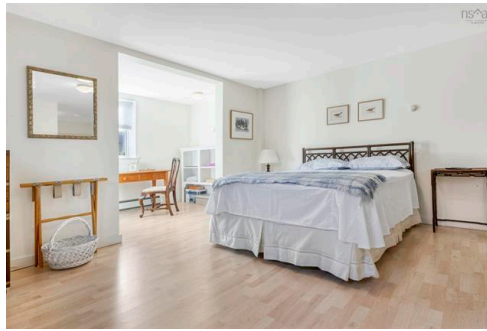
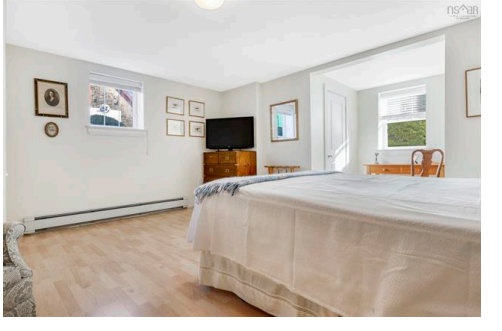
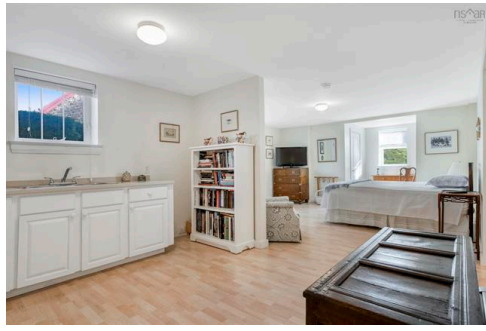
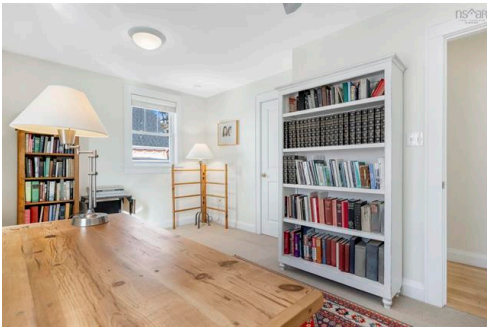


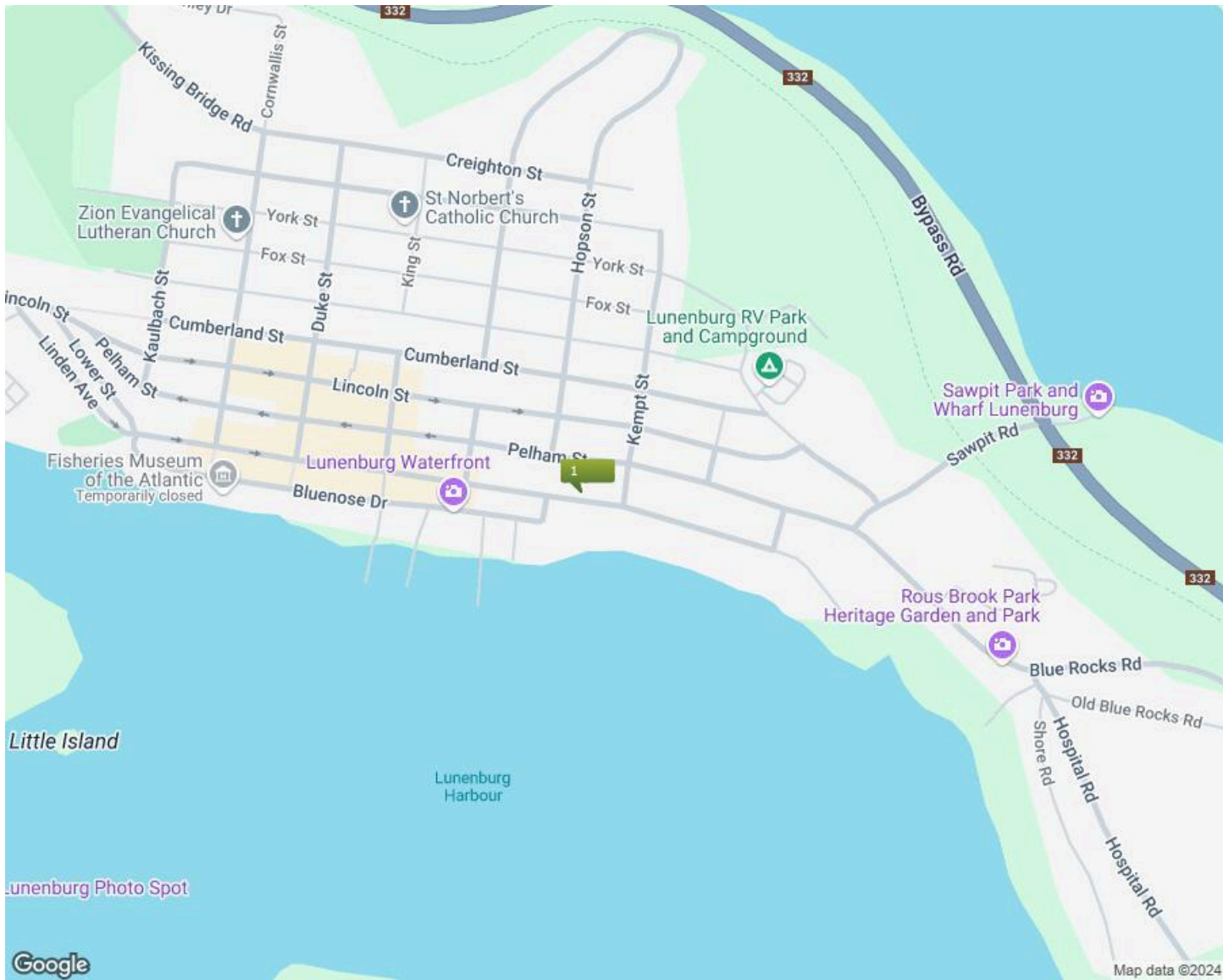
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Google

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