

**46 Fox Street
Lunenburg
\$525,000**



EXTERIOR FINISH Wood Siding
ROOF Asphalt Shingle
BASEMENT Full, Undeveloped, Walkout
FOUNDATION Poured Concrete
FLOORING Carpet, Linoleum, Softwood
HEATING/COOLING TYPE Hot Water, Radiator
FUEL TYPE Oil
WATER SOURCE Municipal
SEWAGE DISPOSAL Municipal
UTILITIES Cable, Electricity, High Speed Internet, Telephone
GARAGE Detached, Single
DRIVEWAY/PARKING Interlocking
FEATURES Balcony, Central Vac Roughed In
APPLIANCES INCLUDED Stove, Dishwasher, Dryer, Washer, Refrigerator
Water Frontage Meas
LAND FEATURES Landscaped, Level, Partially Fenced, Year Round Road
COMMUNITY FEATURES Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship



Property Overview Old-Town FOX -- The "Sly" Buyer will recognize the opportunity presented by this Fox St Beauty. She may be a tad rough around the edges at the moment, but a little love & attention will transform her back into a standout Old-Town residence. Totally solid but needing freshening up & cosmetic updates, the rewards for your effort will be well worth the investment. Built in 1916, the house has had only 3 owners and retains much of its original detail including, built-ins, wide baseboards & trim, mantle, stained glass, handsome staircase, & original wood floors throughout that are just waiting to be refinishing to make the whole home sparkle. The main floor features large principal rooms, kitchen w/ plenty of counter & cupboard space, a side sunroom w/ walk-out, convenient half bath, plus a good-sized office/den w/ coffered ceiling – a space that could also serve well as a main floor bedroom. Upstairs are 4 bedrooms & a full bath. The two larger Bedrooms share an adjoining sunroom that would make a great nursery, dressing room, office, potential ensuite bath...you name it! One of the smaller bedrooms features a private balcony overlooking the back patio & gardens. But that's not all...a sprawling walk-up attic just begs to be finished, & even offers a glimpse of Lunenburg's famous harbour. Outside, an array of perennials & mature flowering shrubs add colour & texture on all sides of the home, and at the back, a sunny & private interlocking brick patio provides a little summer oasis. A charming matching garage sits at the end of a long interlocking brick driveway, and like the home itself, offers tremendous potential w/ a little investment. Surround yourself with the sights & sounds of Old-Town and take advantage of this amazing opportunity to live in a wonderful & solid character home in a desirable part of Lunenburg. 46 Fox enjoys an ideal location in a quiet neighbourhood, 1 block from the iconic Lunenburg Academy -- an excellent spot to make your family's Den.

PID # 60059870
Selling Price
Closing Date
Class Residential
Type Single Family
Style Detached
Approx Year Built 1913
Total Lot Size SqFt 3229.00
Building Dimensions 30.7 x 30.5 + 26.3 x 12.5 +/- jogs
Total Fin SqFt (TLA) 2,198
Number of Bedrooms 4
Full Baths 1
Half Baths 1
Garage Yes
Garage Details single detached



COMPLIMENTS OF:
Cynthia Dial - Main: 902-298-0332
Red Door Realty(Lunenburg)
cindy@reddoorrealty.ca
<http://www.oceanhomesnovascotia.com>



List Office [Red Door Realty\(Lunenburg\)](#)

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Client View - Residential



MLS #	202617170	# of Beds	4
PID #	60059870	Primary On Main Floor?	No
Add'l PID	N	Full Baths	1
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building	1: Year Built Unkn
Address	46 Fox Street Lunenburg NS B0J 2C	Total Fin SqFt (TL)	2,198
County	LUNENBURG	Square Footage (2,198
Type	Single Family	Building Dimensic	30.7 x 30.5 + 26.3 x 12.5
Style	Detached	Lot Size	
Waterfront	N	Garage	Y
Frontage		Garage Details	single detached
Prop Knwn As/Bdy of W			
Restr/Prot Covenants	N	Parking Details	interlocking brick, room for
New Construction	N		
Construction Status		Zoning	Residential (RL)
		Rental Incorr	

Listing Price \$525,000

[Virt Tour URL](#)

[Add'l Virt](#)

Directions to Property

Old-Town Lunenburg, just off the corner of Fox and Kaulbach Streets (one block from the Lunenburg Academy). Realty sign posted

Property Overview

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Room Sizes

Porch	Main Floor	9.8 x 3.6	Sun Room	2nd Level	14.6 x 7
Foyer	Main Floor	12.1 x 9.8	Bedroom	2nd Level	13 x 12.3
Living Room	Main Floor	14 x 13.2	Bedroom	2nd Level	10 x 9.10
Dining Room	Main Floor	15 x 14.2	Bedroom	2nd Level	10.3 x 8.10
Kitchen	Main Floor	13 x 12 plus jogs	Bath 2	3rd Level	7 x 5.2 plus jog
Den/Office	Main Floor	12.1 x 10.2 plus jog	OTHER	2nd Level	Walk-up Attic: 29x16 + 11x10
Bath 1	Main Floor	6.7 x 5.7			
Sun Room	Main Floor	18.3 x 7			
Mud Room	Main Floor	7 x 4.10			
Primary	2nd Level	13.6 x 12.7			

Condo

Closing Date

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
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Carpet, Linoleum, Softwood
HEATING/COOLING TYPE	Hot Water, Radiator
FUEL TYPE	Oil
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Single
DRIVEWAY/PARKING	Interlocking
STRUCTURES	Deck
FEATURES	Balcony, Central Vac Roughed In
APPLIANCES	Stove, Dishwasher, Dryer, Washer, Refrigerator
INCLUDED	
RENTAL EQUIPMENT	None
LAND FEATURES	Landscaped, Level, Partially Fenced, Year Round Road
COMMUNITY	Golf Course, Park, Playground, Recreation
FEATURES	Center, School Bus Service, Shopping, Marina, Place of Worship

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 # [202617170](#)
List Price \$525,000
Status: ACT
Class: RE

Address 46 Fox Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

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



Data provided by the Nova Scotia Association of REALTORS®.

MLS # [202617170](#)

Address 46 Fox Street

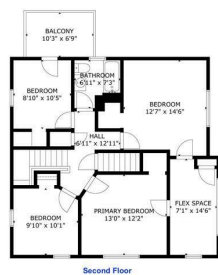


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MLS # [202617170](#)

Address 46 Fox Street





Property Online Map



PID: 60059870
County: LUNENBURG COUNTY
LR: LAND REGISTRATION

Address: 46 FOX STREET
LUNENBURG

AAN: 02221357
Value: \$525,500.00 (2026
RESIDENTIAL TAXABLE)

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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