



Price: \$335,000	MLS® #: 60054970
Status: Active	
Legal Descr.: Address: 38 ARCHIBALD ST City: LUNENBURG, B0J 2C0	
Side of Road:	District: SS DILUN
Lot Size: 6458 SQ FT	Sub-Dist: B1
Shore Frontage:	Zoning: RES
Sq. Footage (MLA): 1,486	Sec. School: PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA): 1,486	Elem Schl: BLUENOSE / WALDORF
Building Dimensions: 30' X 26' (+ BAYS)	
Possession: NEGOTIABLE	

Overview Love Old Houses?...here`s your chance to enjoy `The Best of Both Worlds` ...all the historic character you could wish for, with all the modern comforts you `secretly` desire. A wonderful heritage residence completely renovated, inside & out, with updated systems. Gorgeous custom Kitchen has adjoining pantry w/ unique barrel vaulted ceiling; Large Living Room w/ fireplace; Formal Dining Room w/ built-ins; & a convenient main floor Powder Room. Three lovely Bedrooms & a delightful Main Bath that enjoys a prominent position in the front `bump` w/ clawfoot tub under a sunny Gothic window. Beautifully landscaped yard & gardens, complete with matching garden shed. Poised on a knoll in a quiet neighborhood surrounded by other beautiful restored heritage homes. An excellent central location, midway between downtown/waterfront and the Community Center...easy walking to everything! Truly a home of understated sophistication...you won't want to change a thing. WRAP IT UP, this house is a little gift!

Directions Town of Lunenburg: Archibald Street, between Brook and Broad Streets. Realty sign posted.

Type: Single Family	Heating: Oil, Hot Water, Radiant, Furnace	Exterior: Wood
Style: Cape Cod, Detached	Garage Type: Parking Space(s)	Driveway: Gravel
Title to Land: Freehold	Water: Municipal	Foundation: Undeveloped, Partial, Stone, Walkout
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Fireplace(s), See Remarks
Land Features: Level, Landscaped, Sloping/Terraced	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Year Round Road	Rental Equipm.: None	Flooring: Hardwood, Ceramic/Porcelain, Softwood

Inclusions All Appliances (fridge, stove, dishwasher, washer & dryer, chest freezer, bar fridge/wine cooler), window treatments.

Exclusions

Bedrooms: 3	Sign: Yes	HST: NO	Garage: No	Gar.Details: OFF-STREET PARKING
Bathrooms: 1 \ 1	Lockbox: Yes	PCDS: Yes	Water Access: No	Water:
Rental Income:	Road: Public	Matrim.:		
Building Age: 150	CSA #: 0	Serial #: 0		
	Migrated: No			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	24.5' X 12'	2ND FLOOR	MASTER BEDROOM	20' X 10.5'
MAIN FLOOR	DINING ROOM	11' X 10.5'	2ND FLOOR	BEDROOM	12.5' X 10'
MAIN FLOOR	KITCHEN	13.5' X 11.5' + 5' X 3'	2ND FLOOR	BEDROOM	10' X 8.5'
MAIN FLOOR	BATH (# pieces 1-6)	4' X 4' (2-PC)	2ND FLOOR	BATH (# pieces 1-6)	9' X 6.5' (4-PC)
MAIN FLOOR	FOYER	9' X 4.5'	2ND FLOOR	OTHER	7' X 3' + 3.5' X 4' HALL
MAIN FLOOR	OTHER	6.5' X 6.5' - PANTRY			

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238**



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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