



Price: <b>\$299,000</b>	MLS® #: <b>60056058</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>56 DUFFERIN ST</b>	
City: <b>LUNENBURG, B0J 2C0</b>	
Side of Road:	District: <b>SS DILUN</b>
Lot Size: <b>10,835 SQ FT</b>	Sub-Dist: <b>B1</b>
Shore Frontage:	Zoning: <b>RES</b>
Sq. Footage (MLA): <b>1,700</b>	Sec. School: <b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA): <b>1,700</b>	Elem Schl: <b>BLUENOSE ACA/WALDORF</b>
Building Dimensions: <b>IRREGULAR</b>	
Possession: <b>NEGOTIABLE</b>	

**Overview** The "Griffiths House", a Registered Heritage Property, is a classic Lunenburg residence. On beautiful tree-lined Dufferin St, this striking Victorian (c. 1886) is handsomely adorned w/ a pair of 3-sided bays, original brackets & window hoods, & a graceful mansard roof w/ gabled dormers on all sides. Lovingly restored & cared for w/ sensitive updates melding the functional living of today w/ the essence of Victorian elegance. Refinished wide plank floors, high ceilings, crown mouldings & medallion. Charming country kitchen, 3 bdrms, "Jack-n-Jill" walk-in closet, 2 full baths. Natural light floods the 2nd floor. The sunny master bath w/ original claw-foot tub enjoys a prominent spot in the front bay. Full basement w/ re-pointed granite foundation + accessible attic. Parking for 2 vehicles. And, what dog wouldn't love the huge terraced & fenced yard which backs onto the tranquil Lunenburg Walking Trail? Fully insulated & Energy-Star® windows (ALLSCO) make for energy efficiency & comfort.

**Directions** In Town of Lunenburg on Dufferin Street approach to Old-Town on left. Realty sign posted.

Type: <b>Single Family</b>	Heating: <b>Electric, Oil, Forced Air, Furnace</b>	Exterior: <b>Wood</b>
Style: <b>2 Storey, Detached</b>	Garage Type: <b>Parking Space(s)</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Undeveloped, Full, Stone, Walkout</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, See Remarks</b>
Land Features: <b>Cleared, Landscaped, Fenced, Sloping/Terraced</b>	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access/View: <b>Access: Year Round Road</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Softwood</b>

**Inclusions** Fridge, Stove, Dishwasher, Washer, Dryer, & Window Treatments  
**Exclusions** Microwave

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>No</b>	Gar.Details: <b>OFF-STREET PARKING FOR 2 VEHICLES</b>
Bathrooms: <b>2 \</b>	Lockbox: <b>Yes</b>	PCDS: <b>Yes</b>		
Rental Income: <b>NO</b>	Road: <b>Public</b>	Matrim.: <b></b>		
Building Age: <b>1886</b>	CSA #: <b>0</b>	Serial #: <b>0</b>	Water Access: <b>No</b>	Water: <b></b>
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13 X 15	2ND FLOOR	BEDROOM	12 X 11
MAIN FLOOR	DINING ROOM	11.6 X 13.6	2ND FLOOR	BEDROOM	9 X 13.6
MAIN FLOOR	KITCHEN	11 X 13.6	2ND FLOOR	BATH (# pieces 1-6)	9 X 9.6 - 3PC
MAIN FLOOR	BATH (# pieces 1-6)	9 X 7 -3PC	2ND FLOOR	OTHER	12 X 8 HALLWAY
MAIN FLOOR	FOYER	17 X 6 HALL	BASEMENT	UTILITY	27.5 X 22
MAIN FLOOR	OTHER	9 X 5.6 MUD ROOM	MAIN FLOOR	FOYER	6 X 3
2ND FLOOR	BEDROOM	13.6 X 11			

Betterment Charges:

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

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



Compliments of: **CYNTHIA DIAL: 902-298-0332**  
 E-mail: [info@OceanHomesNovaScotia.com](mailto:info@OceanHomesNovaScotia.com)  
 Website: <http://OceanHomesNovaScotia.com>  
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.