

72 CORNWALLIS STREET

~ Old-Town Lunenburg, Nova Scotia ~



A handsome heritage home set within the UNESCO zone of Historic Lunenburg on the corner of Cornwallis and York Streets. The right home in the right place for the full experience of Old-Town Lunenburg living.

\$249,900



Showcasing All Properties in Nova Scotia



Built in 1892 by stonemason James A. Daniels, the striking façade of this classic home is characterized by a pair of 2 storey, oriental pagoda-like bays, highly fashionable in the late Victorian period.

Now the residence of well-known artists, this heritage house has been lovingly brought back to life as a warm family home.

Inside, period detail including original woodwork and mouldings, beautiful plaster cornices and medallions, have been restored while electrical and plumbing systems have been updated, melding the old with the new in a most desirable fashion.



The gorgeous and bright modern kitchen was crafted by respected local custom cabinetmaker and kitchen specialist, Charles Lantz. Two types of granite countertops, a large central island, and ample room for *too-many-Chefs*, make this the ultimate entertaining kitchen.





The deep patina of beautifully refinished original softwood floors emits the warmth of history.

With generously sized rooms and high ceilings typical of the era, and the soothing sounds of church bells and horse drawn carriages wafting through large windows, this is everything that living in Old-Town Lunenburg is supposed to be.



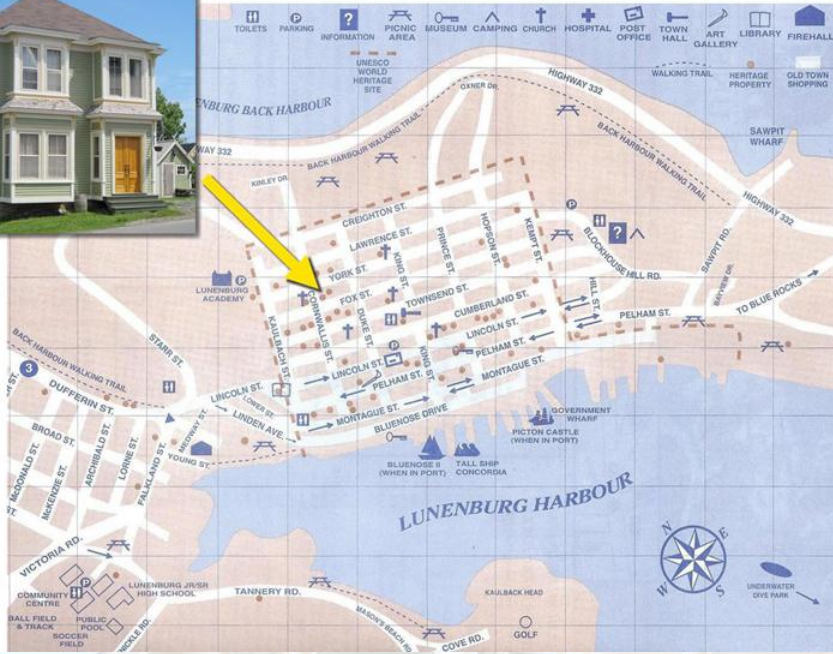
A bright and warm full basement with walk-out currently serves as an artist's studio, but offers potential for a cozy in-law suite.



Outside, a double driveway paved with local blue slate stones and a charming outbuilding complete the handsome property.

Well situated on a corner lot within the UNESCO World Heritage zone, 72 Cornwallis Street is surrounded by other thoughtfully restored homes in a myriad of architectural styles. The Lunenburg Academy and several of the landmark churches are within a one-block radius, and the commercial district of Old-Town lies just a few blocks further.





| Main Floor | |
|-----------------|--------------|
| Living Room | 16' x 15' |
| Dining Room | 14' x 10' |
| Kitchen | 14' x 13' |
| Foyer | 14' x 6' |
| Second Floor | |
| Master Bedroom | 15' x 11' |
| Bedroom | 13' x 11' |
| Bedroom | 11' x 10' |
| Bathroom (3 pc) | 11.5' x 7' |
| Office | 6' x 5' |
| Foyer | 11' x 5' |
| Lower Level | |
| Studio | 13' x 12' |
| Workshop | 14' x 10.5' |
| Storage | 8.5' x 6' |
| Outside | |
| Garden Shed | 10.5' x 8.5' |

Lot Size: 2654 sq. ft.

Total Living Area: 1611 sq. ft.

Bedrooms: 3

Bathrooms: 1 full

Heating: oil furnace, hot water baseboards

Foundation: full basement with walkout, granite stone

Assessment: \$187,500 (2010)

Taxes: \$2438 (2010)

Water: municipal

Sewer: municipal



This Distinctive Property Represented by:

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