

38 Archibald St, Lunenburg



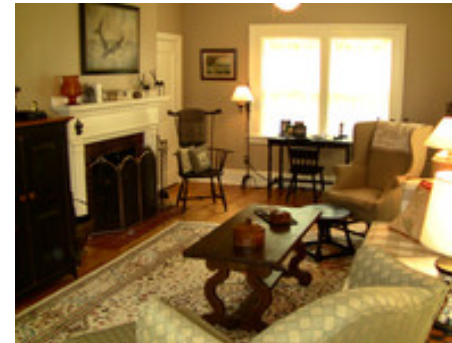
Wrap it Up...I'll Take It!

\$335,000

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 new custom kitchen w/ adjoining pantry w/ unique barrel vaulted ceiling. Kitchen opens to a formal Dining Room w/ 2 built-ins. The front-to-back Living Room is elegant, but comfortable at the same time, with windows on 3 sides and a traditional fireplace. There's even a main floor powder room for convenience. Upstairs, a house-wide shed dormer creates additional space typically lacking in an early Cape. Three bedrooms including a generous Master w/ large closet. The jewel of the upper quarters appropriately occupies a prominent position in the front bump, with clawfoot tub under a Gothic window. Situated in a wonderful neighbourhood, 38 Archibald was the 1st house built on its block back in the 1860s. Positioned proudly on an elevated knoll the house is just as striking today as it was a century and a half ago. A quiet centrally located neighbourhood, the home sits midway between downtown & the Community Centre. Easy walking to waterfront shops & restaurants, or to the popular Farmer's Market and a host of recreational facilities. But you'll just as likely want to stay at home and enjoy the beautifully landscaped yard and gardens. Truly a home of understated sophistication...you won't want to change a thing. "Wrap It Up", this house is a little gift!



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Property Highlights

Age ±: c. 1860s

Lot Size: 6458 sq ft

Style: Cape with Bump

Floor Space: 1486 sq ft

Bedrooms: 3

Bathrooms: 1.5

Flooring: hardwood, softwood, ceramic tile

Heating: oil-fired furnace, hot water radiators & baseboards

Water: municipal

Sewer: municipal

Parking: gravel driveway

Services: electricity, phone, cable, high-speed internet (FibreOP available)

Features: large yard with gardens & patio

Fireplace/s: wood burning fireplace

Outbuildings: garden shed (10' x 12')

Taxes: \$2,141 (2013)

Rooms

Living Room: 24.5' x 12' (Main)

Dining Room: 11' x 10.5' (Main)

Kitchen: 13.5' x 11.5' + 5' x 3' (Main)

Pantry: 6.5' x 6.5' (Main)

Powder Room: 4' x 4' (2-pc) (Main)

Foyer/Hall: 9' x 4.5' (Main)

Master Bedroom: 20' x 10.5' (2nd)

Bedroom: 12.5' x 10' (2nd)

Bedroom: 10' x 8.5' (2nd)

Bath: 9' x 6.5' (4-pc) (2nd)

Back Hall: 7' x 3' + 4' x 3.5' (2nd)

Directions

Town of Lunenburg: Archibald Street, between Brook and Broad Streets.

Listing Agents

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