

## 74 Montague St, Lunenburg



### *Downtown Living on the Lunenburg Waterfront!*

**\$399,000**

Step off the sidewalk and into another world. This extensively renovated Cape is a peaceful oasis in one of the best commercial locations in Old-Town Lunenburg, featuring street frontage on both Montague Street & Bluenose Drive. Main floor rooms have generous proportions and a stunning house-wide Kitchen/Living/Dining area at the back focuses on Lunenburg's world famous waterfront with views over the harbour to the Bluenose Golf Course. There's never a dull moment and with the oversized commercial grade deck, you and all your friends & family will have the best seat in the house to catch the tall-ships coming into port. Interior details include lovely original softwood floors & staircase, wood-burning fireplace with insert, and heavy trim work & mouldings. There's a full bath on each level and the airy Master bedroom has cathedral ceilings and a harbour view dormer. Perhaps you have an entrepreneurial pursuit in mind? This location in the downtown commercial district has great exposure and pedestrian traffic...well-suited for cafe, retail, gallery, etc. The full height lower level faces Bluenose Drive and the Fisheries Museum of the Atlantic and also has excellent development potential with street access and a large deck with views of its own. This charming private residence with the WOW view represents a rare opportunity to experience downtown living on the vibrant Lunenburg waterfront!



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### Listing Agents

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#### Property Highlights

**Age ±:** c. 1870  
**Lot Size:** 2,258 sq ft  
**Floor Space:** 1780 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Flooring:** softwood, ceramic, carpet  
**Heating:** electric baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Services:** electricity, phone, cable, high-speed internet (FibreOP available)  
**Features:** great commercial exposure, large commercial grade deck  
**Fireplace/s:** wood burning insert  
**Zoning:** Residential / General Commercial  
**Taxes:** \$2,895 (2013)

#### Rooms

Dining-Kitchen-Sitting: 28'10" x 12'8" (Main)  
Living Room: 14'6" x 13'3" (Main)  
Den/Office: 15'3" x 13'3" (Main)  
Bath (3-pc): 5'11" x 7' + 7' x 2'8" (Main)  
Master Bedroom: 13'3" x 13'2" (+ bay) (2nd)  
Bedroom: 15'3" x 10'2" (2nd)  
Bedroom: 15'3" x 9'10" (+ bay) (2nd)  
Dormer Sitting Nook: 7'5" x 6' (2nd)  
Bath (3-pc): 6'7" x 5'9" (+ bay) (2nd)  
Storage: 13'3" x 4'4" (2nd)

#### Directions

Old-Town Lunenburg, Downtown Commercial District. Montague St, between Cornwallis & Duke Streets. Or, from Bluenose Drive, opposite the Fisheries Museum parking lot. Look for the Coastal Winds Realty sign!