47 Fox Street, Lunenburg

Life at the Top!
$237,000

Top of Academy Hill, that is, with cross-the-street access to the parkland surrounds of Lunenburg Academy. This 1908 addition to the Lunenburg Old Town inventory of well-crafted residences features exceptionally spacious and bright first floor rooms with open flow-through between them and out onto the wrap around veranda. The home has recently undergone a number of upgrades (new kitchen, half bath downstairs, new wiring & plumbing, insulation) and, for the economy minded, features an electric-thermal storage heating system (ETS). Off the kitchen there is a pantry to die for. Upstairs one is greeted by a lovely curved balustrade and two large bedrooms, plus nursery. The master bedroom is ensuite (with a convenient laundry) and access to what could be a private sun deck overlooking the newly fenced back yard. Not surprisingly, given the green-thumb profession of the owner, the yard is nicely landscaped and the off-street parking is handsomely surfaced with interlocking pavers.

see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com

Listing Agent

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Property Highlights

Age ±: 1908
Lot Size: 3,229 sq ft
Style: 2 Storey
Floor Space: 1479 sq ft
Bedrooms: 3
Bathrooms: 1.5
Flooring: hardwood, softwood
Heating: electric baseboards, ETS
Water: municipal
Sewer: municipal
Parking: interlocking brick paved driveway
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Features: wrap-around verandah, flagstone patio
Fireplace/s: woodstove
Zoning: residential
Taxes: $2,109 (2014)

Rooms

Kitchen: 11' x 11' (Main)
Living Room: 13' x 12' (Main)
Dining Room: 15' x 13' (Main)
Foyer/Hall: 15' x 8' (Main)
Bath (2-pc): 8.5' x 5.5' (Main)
Master Bedroom: 14' x 13' (2nd)
Bedroom: 12' x 11' (2nd)
Bedroom: 8.5' x 7.5' (2nd)
Bath (4-pc): 11' x 11' (2nd)
Upper Hall: 7' x 2.5' + 5' x 3' (2nd)

Directions

Old Town - around the corner from the Lunenburg Academy (Kaulback St end of Fox Street). Look for the Coastal Winds Realty Sign!