

43 Townsend St, Lunenburg



Townsend Street Temptation!

\$185,000

Here's that "easy" renovation project you've been looking for! While this home might not have enjoyed the latest in trendy updates, it has been well-loved and cared for and is a great opportunity to tailor a solid Lunenburg character home to your personal style, and build your own equity. A classically symmetrical front facade has great presence and is reminiscent of some of the most beautiful homes in Lunenburg. Inside, a sun-filled interior layout features a wide central hall, well-proportioned rooms, high ceilings, hard & softwood floors, and original trimwork & mouldings. A graceful staircase leads to four 2nd level Bedrooms and full bath. The beautiful staircase continues to a fabulous attic which just dares you to finish it and add a dormer. Accept that challenge and reap your reward of an additional 400+ sq ft of living space and stunning views over rooftops out to the harbour and beyond! Outside spaces include a paved driveway and a mostly fenced back yard with large deck and garden shed. Positioned among other restored heritage homes on a lovely 'Old-Town' streetscape, 43 Townsend enjoys a terrific location midway between the landmark Lunenburg Academy and the bustling downtown -- an easy and scenic walk amidst church bells and the clippity-clop of horse & buggy tours, to the waterfront shops, restaurants and galleries. Come for a look and you'll see this is a fine home with great bones, simply needing a little cosmetic surgery to rejuvenate its best features.



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Property Highlights

Age ±: c. 1893

Lot Size: 3,229 sq ft

Style: 2 Storey Victorian

Floor Space: 1875 sq ft

Bedrooms: 4

Bathrooms: 1.5

Flooring: hardwood, softwood, cushion, carpet

Heating: oil-fired furnace, hot water baseboards

Water: municipal

Sewer: municipal

Parking: paved driveway

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

Features: back deck

Outbuildings: garden shed

Zoning: Old-Town Residential

Assessment: \$201,200 (2015)

Taxes: \$2,585 (2015)

Rooms

Living Room: 11.9 x 11.9 (Main)

Dining Room: 12.2 x 11.9 (Main)

Kitchen: 12.6 x 11.9 (Main)

Den/Office: 11.9 x 11.1 (Main)

Front Porch: 7 x 3.8 (Main)

Foyer/Hall: 18 x 7 (Main)

Back Mudroom: 6.5 x 6.4 (Main)

Powder Room (2-pc): 5.5 x 2.6 (Main)

Bedroom: 12.2 x 11.9 (2nd)

Bedroom: 12.2 x 11.9 (2nd)

Bedroom: 11.10 x 11.1 (2nd)

Bedroom: 11.9 x 11 (2nd)

Upper Hall: 23 x 7 (2nd)

Bath (4-pc): 7.3 x 6.5 (2nd)

Walk-up Attic: 23 x 17.5 (unfinished) (3rd)

Listing Agents

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Directions

Old-Town Lunenburg: Townsend Street
between Kaulbach and Cornwallis Streets.
Look for the Coastal Winds Realty sign!