

## 201 Fox St, Lunenburg



### Waiting for Your Vision \$178,000

Here we have a classic Lunenburg "Four Square", circa 1885. This architectural style is the backbone of character running through the Old-Town Historic District. At the outset it was seen as modernist, an answer to the space-cramped cape-house vernacular design of the colonial period, and a fulfillment of "modern" notions of individual privacy within the middleclass household. In its time the Four Square was the perfect utilitarian family home. Those same utilities in this unaltered Four Square will still be self-evident to today's young family home-seekers, particularly as the house sits proudly on a tree lined double-lot yard...read child-friendly! But that's not the end of the virtues of this handsome Four Square. With a little imagination these sturdy perpendicular beauties can be opened up in to the most amazing contemporary living spaces...airy, bright and ultra-modern...read post-family friendly! What ever your vision, 201 Fox Street could be the starting point of your dream come true. Property particulars include 4 Bedrooms, 1.5 Baths, partial harbour views, and excellent wired garage/outbuilding.



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### Property Highlights

**Age ±:** c. 1885  
**Lot Size:** 5382 sq ft  
**Floor Space:** 1875 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Flooring:** softwood, cushion/lino, carpet, ceramic tile  
**Heating:** oil-fired forced hot air, electric baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Garage:** single detached, wired  
**Services:** electricity, phone, cable, high-speed internet (FibreOP available)  
**Features:** double town lot with frontage on 2 streets, deck  
**Assessment:** \$193,600 (2015)  
**Taxes:** \$2,544 (2015)

### Rooms

Living Room: 11.5 x 11.5 (Main)  
Family Room: 11.5 x 11.5 (Main)  
Kitchen: 11 x 15 (Main)  
Dining Room: 11 x 15 (Main)  
Mudroom: 6 x 7 (Main)  
Foyer/Hall: 6 x 17 (Main)  
Bath (2-pc): 6 x 6 (Main)  
Bedroom: 14 x 11 (2nd)  
Bedroom: 14 x 11 (2nd)  
Bedroom: 13 x 11 (2nd)  
Bedroom: 13 x 11 (2nd)  
Bath (3-pc): 10 x 7 (2nd)

### Directions

Old-Town Lunenburg, at the "blockhouse" end of Fox St. Parking at the back of property off York St. Look for theRed

### Listing Agents

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