


## *108 Green Street, Lunenburg*



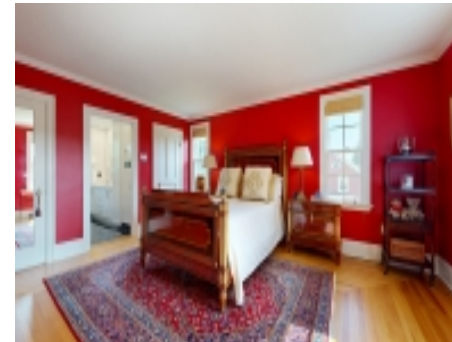
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### *Past & Presence...*

*\$925,000*

Built in 1936 as a showpiece for the prominent Lunenburg family who built the original Bluenose, this graceful Lunenburg home boasts the best of modern convenience while respecting the character & craftsmanship of the past. Being offered for sale for just the 2nd time in its 87-year history, the 4 bed/4 bath home features refinished hardwood floors throughout, fine woodwork & original details galore. Lovingly maintained, the house shows virtually no wear having only ever had 6 residents, including the woman who christened the Bluenose as a young lady in 1921...how's that for Lunenburg provenance! The Living Room features a traditional fireplace w/ new wood insert, the adjoining Den enjoys windows on 3 sides, and the formal Dining Room has a pretty built-in china cabinet. The vintage Kitchen is as stylish & functional today as ever with its original heavy gauge stainless steel countertops, Italian glass wall tiles, new flooring, new appliances, plus easy access to the new stone patio & sprawling lawns. Rare in a house of this age is a convenient main floor full bathroom & separate laundry room. Upstairs, find 3 generous bedrooms including a spacious & sunny Primary Bedroom which enjoys a newly renovated ensuite & two closets. The luxurious & stylish ensuite was thoughtfully designed and is perfectly suited to the period of the home, right down to the high-end Art Deco fixtures & finishes. Above the garage and with its own private staircase is what was once the maid's quarters -- ideal today for a private workspace, the live-in caregiver, or independent teen. This special space features a cozy bedroom, a small sitting room, & its own full bathroom. The basement is a delightful surprise with great storage & a spacious Rec Room/Den with working wood-burning fireplace. The attached garage provides plenty of room for the car & yard tools. The home is nicely set back and elevated above Green St on a block of other

outstanding homes of the same period. This distinguished residence also enjoys one of the nicest lots in "New Town", boasting over half an acre of mature trees & park-like lawns & landscaping, and a partially fenced back yard. Happily, the renovations & upgrades over the past 7 years have been sympathetic and have not diminished the original character & charm of the home. 108 Green Street is a remarkable property with great provenance, and a sparkling future!



### Listing Agents

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### Property Highlights

**Age ±:** 1936

**Lot Size:** 24,759 sq ft (.57 acre)

**Floor Space:** 3060 sq ft

**Bedrooms:** 4

**Bathrooms:** 4

**Flooring:** hardwood, porcelain tile, rubber harlequin tile, linoleum

**Heating:** oil-fired hot water, wood fireplace, electric in-floor radiant (ensuite)

**Water:** municipal

**Sewer:** municipal

**Parking:** double paved driveway

**Garage:** 1.5 garage, double bay

**Features:** ensuite bath, security/alarm system, flagstone patio, partially fenced yard

**Fireplace/s:** 2 x wood burning

### Rooms

Living Room: 20.2 x 13.6 (Main)

Dining Room: 12.4 x 11.10 (Main)

Kitchen: 12.3 x 10.10 (Main)

Family Room: 16 x 13.10 (Main)

Bath (3-pc): 6.8 x 5.7 + 4 x 3.8 (Main)

Laundry: 8.8 x 7.11 (Main)

Master Bedroom: 17.8 x 13.6 (2nd)

Ensuite (3-pc): 7.11 x 7.9 + 3.4 x 2.8 (2nd)

Bedroom: 12.4 x 11.10 (2nd)

Bedroom: 12.5 x 10.5 (2nd)

Main Bath (4-pc): 7.2 x 6.4 (2nd)

Bedroom (Nanny Suite): 10.6 x 9.4 less jog (2nd)

Sitting Room (Nanny Suite): 7.9 x 6.5 (2nd)

Bathroom - 3-pc (Nanny Suite): 7.3 x 4.3 (2nd)

Rec Room (wine cellar): 18.8 x 12.4 (Lower)

Utility Room/Storage: 24.4 x 11.5 (Lower)

Lower Hall: 20.3 x 8.3 less jogs (Lower)



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Storage Closet: 3.10 x 3.7 (Lower)

Garage: 28 x 12 + 20 x 12 (Main)

### **Directions**

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Town of Lunenburg, Green Street between Churchill and Tupper Streets. Look for the Red Door Realty sign!