

# 100 Green Street, Lunenburg



## A Perfect Score!

**\$825,000**

"100" isn't just a civic number, it's a 'Perfect Score'...and this fine Lunenburg home gets full marks! Built in 1934, the Colonial Revival architecture is as handsome today as it was then, with distinctive original features like the arched bracket portico. However, this classic home is anything but stuck in the past, having undergone extensive upgrades & renovations in 2007. The home is set back from the road on a large lot, surrounded by park-like landscaping including immaculate lawns & perennial beds, stone walkways, and mature trees & flowering shrubs. A wide hallway greets you as you enter with exquisite hardwood floors unifying the hall & principal rooms. On one side is the spacious living room with propane fireplace and an adjoining Sunroom. On the opposite side is the formal dining room with original built-in corner cabinet & butler's door to the stylish custom kitchen. Just off the kitchen is a door to a back deck and the partially fenced & very private back yard. A convenient side entry & mudroom and a handy full bath w/ laundry complete the main floor. A gracious staircase leads up to 3 generous bedrooms and a striking 4-piece bath w/ custom vanity & marble tiles. You'll also find plenty of space for storage or hobbies in the insulated walk-up attic or in the high & dry basement. Already an A-grade, 100 Green St receives bonus points for location. The home enjoys a great neighbourhood, set in the middle of a streetscape that features a number of the most prominent homes of the period. You're just a few blocks from the school, recreation facilities, Farmer's Market & groceries, and an easy stroll along the harbour to the waterfront and the myriad of downtown shops & amenities. Now, how's that for a Report Card to show off!



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## Property Highlights

**Age ±:** 1934  
**Lot Size:** 12,916 sq ft (.3 acres)  
**Style:** 2 Storey Colonial  
**Floor Space:** 2,062 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Flooring:** hardwood, ceramic & marble tile  
**Heating:** oil-fired hot water radiators, electric baseboards, propane fireplace  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** paved driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Fireplace/s:** propane fireplace  
**Zoning:** Residential  
**Taxes:** \$5,774 (2023)

## Rooms

Living Room: 24.4 x 12.11 less jog (Main)  
Dining Room: 12.11 x 12.7 (Main)  
Kitchen: 12.7 x 11 (Main)  
Sunroom: 11.8 x 7.6 (Main)  
Foyer/Hall: 14 x 6.10 less jog (Main)  
Front Entry/Porch: 6.11 x 3.4 (Main)  
Side Entry/Mudroom: 12.4 x 6.5 less jog (Main)  
Laundry / Bath (3-pc) : 7.11 x 7.4 (Main)  
Master Bedroom: 13.9 x 12.8 (2nd)  
Walk-in Closet: 9.3 x 6.11 (2nd)  
Bedroom: 13 x 10.9 (2nd)  
Bedroom / Office: 13 x 10.9 less jog (2nd)  
Bath (4-pc): 8.6 x 7.2 + 4.4 x 2.3 (2nd)  
Attic / Storage: 33 x 11.6 (3rd)

## Listing Agents

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## Directions

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