

## 52 Fox Street, Lunenburg



MLS® 202401720

### *Not Your Average Old-Town Home!*

**\$499,000**

Not your average old town, Lunenburg, home! Located In a great location very close to the world famous Lunenburg Academy, just a short stroll to all the stores and restaurants that Lunenburg is so famous for. This is a large four bedroom two-story 1960s era family home. It has been very well-maintained although it could use some updates. The main floor has hardwood throughout as well as a laundry room and the powder room off of it. There is a big living room with fireplace. Lots of windows and upstairs four good size bedrooms all with closets!! The basement although unfinished is prime for development, one of the nicest basements in this area of town that we've seen!!



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#### **Listing Agent**

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#### **Property Highlights**

**Age ±:** c. 1963  
**Lot Size:** 5,382 sq ft  
**Style:** 2 Storey  
**Floor Space:** 2184 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Flooring:** hardwood, carpet, vinyl  
**Heating:** oil-fired hot water baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** paved driveway  
**Garage:** car port  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** central vac  
**Outbuildings:** shed  
**Zoning:** OTR (Old-Town Residential)

#### **Rooms**

Living Room: 17.6 x 14.11 (Main)  
Dining Room: 12.10 x 11.10 (Main)  
Kitchen: 11.10 x 10.4 (Main)  
Family Room: 14.11 x 11.10 (Main)  
Laundry: 12.3 x 6.10 (Main)  
Bath: 2-pc (Main)  
Bedroom: 14.4 x 11.11 (2nd)  
Bedroom: 12.4 x 10.9 (2nd)  
Bedroom: 12.1 x 11.10 (2nd)  
Bedroom: 14.4 x 10.8 (2nd)  
Bath: 4-pc (2nd)

#### **Directions**

Town of Lunenburg: Old-Town, Fox Street between Kaulbach & Cornwallis Streets. Look for the Red Door Realty sign!