

## 219 Montague Street, Lunenburg



MLS® 202427291

### Old-Town Anomaly

**\$825,000**

You don't find this in Old-Town Lunenburg every day! On the outside, this handsome residence appears to be a century or more old with its shingle siding & craftsmen detailing. However, this 3000+ sq ft home is just 22 years young and a departure from the typical Old-Town offering featuring a bright & fresh interior, modern systems, & a fully finished basement. The main floor living space has a casual elegance w/ warm neutral wall colours & white trim anchored by natural hardwood flooring throughout. A large living room w/ propane stove adjoins a lovely sunroom at the front of the house...relax and take in the view of Lunenburg's iconic waterfront. A spacious eat-in kitchen adjoins a large formal dining room & a convenient main floor powder room is off the front foyer. Upstairs, the bright & spacious primary bedroom w/ double closets & 4-pc ensuite enjoys a private balcony overlooking the harbour & pretty streetscape. Down the hall are 2 more bedrooms, a large walk-in closet/dressing room & 4-pc family bathroom. But we're not done yet! No 'old house basement' here!...instead, find a completely finished lower level guest suite complete w/ kitchen area & full bath. With its own entry these lower quarters are ideal for extended stays by visiting family or guests, or income potential from either long or short-term rentals. This unique property also includes a single car garage & an interlocking brick parking area where your car will spend most of its time as it won't be needed. In this marvellous location, everything you need is within a few blocks of your doorstep...groceries, post office, banks, and a host of interesting shops, restaurants & cafes. If you've been looking to make the move to Lunenburg, this special property represents an opportunity you won't see again soon in Old-Town, so don't miss out! see full details for this and other fine properties at:



[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Property Highlights

**Age ±:** c. 2002

**Lot Size:** 2400 sq ft

**Floor Space:** 3048 sq ft

**Bedrooms:** 4

**Bathrooms:** 3.5

**Flooring:** hardwood, ceramic tile, carpet, laminate

**Heating:** oil-fired hot water baseboards

**Water:** municipal

**Sewer:** municipal

**Parking:** interlocking brick driveway

**Garage:** single, detached, wired

**Features:** lower level secondary suite with private entry, oceanview balcony, covered back deck

**Fireplace/s:** propane stove

### Rooms

Living Room: 15.11 x 14.9 (Main)

Dining Room: 12.11 x 12.2 plus bay (Main)

Sun Room: 12.6 x 6.3 (Main)

Kitchen: 22.4 x 12.6 plus bay (Main)

Foyer/Hall: 11 x 9.3 (Main)

Master Bedroom: 15.2 x 14.10 - jogs (2nd)

Master Ensuite (4-pc): 10.6 x 7 + 3.7 x 3.4 (2nd)

Bedroom: 11.8 x 11.4 - jog (2nd)

Bedroom / Office: 15.2 x 12 - jogs (2nd)

Walkin Closet/Dressing Room: 11.3 x 8 (2nd)

Bath (4-pc): 10.6 x 6.11 (2nd)

Kitchen / Dining: 11.10 x 10.5 (Lower)

Bed/Sitting Room: 15.2 x 13.11 (Lower)

Office Nook: 8.2 x 5.9 (Lower)

Bedroom: 12.3 x 10.1 - jog (Lower)

Bath (4-pc): 8.7 x 5.4 (Lower)

Laundry: 12.4 x 6.7 (Lower)

Utility Room: 11.9 x 11.7 (Lower)

### Listing Agents

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### **Directions**

Old-Town Lunenburg at the coner of  
Montague and Kempt Streets. Look for the  
Red Door Realty sign!