

# 141 Pelham Street, Lunenburg



## The Perfect 'Live-Work' Opportunity!

**\$950,000**

This beautiful 2-storey, 2600 sq ft Victorian home with 4 Bedrooms and 4 full baths, also features fabulous street level studio & gallery space below, creating the potential for an ideal 'Live-Work' opportunity if you're entrepreneurial, an artist or have a professional practice. The variety of uses this special property has hosted over the years demonstrates its versatility. With its excellent downtown location, the street level served as a storefront from the late 1800s into the 1920s. Other uses over the years included multi-family residence, artisan workshops and a successful bed & breakfast. Extensive restoration and renovation work in recent years has the property ready to host its next owner and a new chapter. An architecturally striking home with a handsome 3-level facade with arched windows and a marvellous covered side verandah. The unique property occupies a corner location 2 blocks up from Lunenburg's bustling waterfront. The elevated position of the home ensures a light-filled interior and interesting views over rooftops to the harbour. Inside, beautifully refinished hardwood floors unite the main level living areas which include 4 gracious principal rooms joined by wide doorways and a broad hall. The spacious and recently renovated kitchen opens to the dining room and is the perfect set up for entertaining, with walkout access to the side verandah and garden patio. Upstairs are 4 large bedrooms, 2 with ensuite. A secret room at the back is perfect for a quiet home office, meditation room, or workout space. The property enjoys an Old-Town 'double lot' which allows for interesting outdoor spaces featuring impressive cut granite retaining walls that create a terraced garden patio with a generous parking area below that easily accommodates parking for 3 cars! Book a viewing to see how your home and work can come together at 141 Pelham Street. See full details for this and other fine properties at:

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



### Property Highlights

**Lot Size:** 4,951 sq ft

**Floor Space:** 3,409 sq ft

**Bedrooms:** 4

**Bathrooms:** 4

**Flooring:** hardwood, softwood, slate & ceramic tile

**Heating:** oil-fired hot water radiators, pellet stove, electric baseboards

**Water:** municipal

**Sewer:** municipal

**Parking:** gravel driveway with parking for multiple vehicles

**Features:** ensuite baths, large covered verandah, terraced patio, 2 street level studio/gallery spaces with separate entries

**Fireplace/s:** pellet stove

### Rooms

Living Room: 13.2 x 12.3 (Main)

Dining Room: 13.4 x 12.3 + 6.9 x 3.4 (Main)

Den/Office: 13.2 x 12.4 (Main)

Family Room: 13.4 x 12.4 (Main)

Kitchen: 12.7 x 11.5 + 11.9 x 10.7 plus jogs (Main)

Bath (3-pc): 5.10 x 4.7 (Main)

Master Bedroom: 12.5 x 12.4 (2nd)

Primary Ensuite (4-pc): 11 x 5.8 (2nd)

Bedroom: 12.5 x 12.4 (2nd)

Ensuite (3-pc): 13 x 5 +/- jogs (2nd)

Bedroom: 12.6 x 12.4 (2nd)

Bedroom: 12.4 x 12.3 (2nd)

Bath (4-pc): 13 x 7.3 less jog (2nd)

Gym / Office: 11.2 x 9.6 (2nd)

Studio: 12.8 x 12.2 (Lower)

Gallery: 25.4 x 12 less jog (Lower)

Workshop: 14.9 x 8 (Lower)

Laundry: 15.4 x 13.5 (Lower)

### Listing Agents

**Cindy Dial** C: 902-298-0332

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**Adam Dial** C: 902-298-0336

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Utility/Storage: 13.9 x 12 (Lower)

### **Directions**

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OLD-TOWN LUNENBURG: A great downtown location at the corner of Prince and Pelham Streets, 2 blocks up from the waterfront. Look for the Red Door Realty sign!