

## 45 Kaulbach Street, Lunenburg



MLS® 202428399

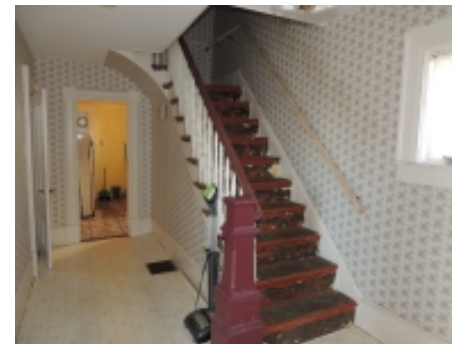
### Old-Town Equity Builder!

**\$325,000**

There aren't many of those great 'fixer-uppers' left in Old-Town Lunenburg, so if you've got some imagination and some energy you could transform this solid century house into your dream home...and at this price, it would be a solid investment at the same time! Larger than it looks from the street, this 1800+ square foot home has high ceilings, a lovely original staircase, original trim work inside and out, and an interesting layout with surprisingly generous rooms and plenty of closet space. The basic kitchen is prime for a redo and has access to the side yard and a deck that wraps around to the back where it looks out over a private level yard and the rooftops of houses on the streets below. Upstairs are two spacious bedrooms plus a large bathroom and a bonus room at the back of the house. The basement has good height and is ideal for workshop or storage. Perched near the top of Kaulbach Street, this is a sought-after Old-Town neighbourhood...surrounded by beautifully restored heritage homes with some of Lunenburg's most iconic buildings like the Lunenburg Academy and Saint John's church just blocks away. Roll up your sleeves, this one deserves some TLC and attention, but would be well worth the investment.



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### Property Highlights

**Age ±:** c. 1883 - 1890  
**Lot Size:** 4,000 sq ft  
**Style:** 2-Storey Century Home  
**Floor Space:** 1843 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Flooring:** hardwood, softwood, carpet, vinyl  
**Heating:** oil-fired forced hot air  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** single driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Zoning:** Medium Density Residential-Old Town (RM-OT2-L1)

### Rooms

Living Room: 15.1 x 12.3 (Main)  
Dining Room: 15.8 x 15 less jog (Main)  
Kitchen: 13.8 x 11.3 (Main)  
Foyer/Hall: 17.9 x 7.10 less jog (Main)  
Pantry / Laundry: 10.4 x 7.10 (Main)  
Bonus Room: 13.9 x 11.3 (2nd)  
Bedroom: 13.9 x 12.2 (2nd)  
Bedroom: 13.10 x 11.6 (2nd)  
Bath (4-pc): 10.2 x 8.1 plus jog (2nd)  
Upper Landing: 6.10 x 5.2 (2nd)

### Listing Agents

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### Directions

OLD-TOWN LUNENBURG: Kaulbach Street between Lincoln St and the Lunenburg Academy. Look for the Red Door Realty sign!