

## 274 Wolff Avenue, Lunenburg



**MLS®** 202502460

### ***CURB APPEAL!***

***\$437,500***

Set on a nice corner lot in a quiet location of town, this ~1200 sq ft live-on-one-level home is a special find in popular Lunenburg. Not your typical boring bungalow, this home boasts an attractive facade featuring 2 gable dormers and its attached garage positioned at the side to give the home greater curb-appeal. The interesting design continues on the inside, where you'll enjoy a spacious and airy Living Room with large windows and a vaulted ceiling, and a well-appointed Kitchen that adjoins the generous Dining Room. The home features hardwood floors throughout and the main living areas at the front are cleverly separated from the sleeping quarters by a central hall that doubles as a main floor laundry area. Two Bedrooms occupy the back of the house, each with their own 4-piece bath. A mudroom at the kitchen/dining end of the house opens to the garage, and also leads to the home's sprawling lower level. The semi-finished basement provides tremendous potential for additional living space with great height, a cozy woodstove, double French door walk-out, foundation walls already drywalled and plumbing roughed-in for a 3rd full bathroom. Outside the home, enjoy summers on the expansive and sunny front deck with its ideal south-west aspect, tiered garden beds to dabble in, a lower-level patio area by the basement walkout, a shady and private back yard, and plenty of off-street parking with a double paved drive.



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### **Listing Agents**

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### **Property Highlights**

**Age ±:** 1998

**Lot Size:** 7,526 sq ft

**Style:** Bungalow

**Floor Space:** 1,165 sq ft

**Bedrooms:** 2

**Bathrooms:** 2

**Flooring:** hardwood

**Heating:** electric baseboards, woodstove

**Water:** municipal

**Sewer:** municipal

**Parking:** double paved driveway

**Garage:** attached single, wired, heated

**Services:** electricity, phone, cable,  
high-speed internet

**Features:** corner lot, large deck, patio,  
ensuite bath, semi-finished basement

**Fireplace/s:** woodstove

**Zoning:** Lower Density Residential

**Taxes:** ~ \$5,963 (2025)

### **Rooms**

Living Room: 15.3 x 12.3 (Main)

Dining Room: 12.3 x 10 (Main)

Kitchen: 12.3 x 11 (Main)

Bedroom: 12.3 x 10.9 less jog (Main)

Ensuite Bath (4-pc): 8.7 x 4.11 (Main)

Bedroom: 12.3 x 11.5 (Main)

Bath (4-pc): 8.7 x 7.1 (Main)

Foyer/Hall: 5.5 x 4.6 (Main)

Laundry / Hall: 6.4 x 5.4 plus jogs (Main)

Back Entry: 6.11 x 3.9 (Main)

Semi-Finished Basement: 42.7 x 24.3  
(Lower)

### **Directions**

TOWN OF LUNENBURG: From Victoria Rd or Green Street, take Centennial Drive to

Wolff Ave and drive 300 meters to civic  
#274 on your right. Look for the Red Door  
Realty sign!