

## 56 Dufferin St, Lunenburg



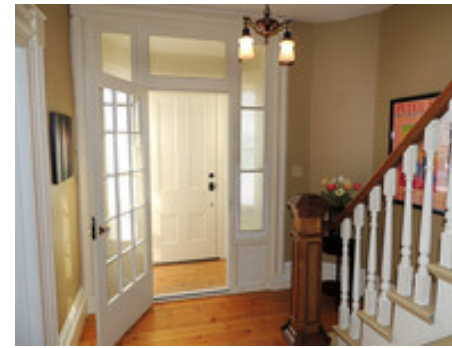
### "The Griffith's House" (c. 1886)

**\$299,000**

The "Griffiths House", a Registered Heritage Property, is a classic Lunenburg residence. On beautiful tree-lined Dufferin St, this striking Victorian (c. 1886) is handsomely adorned w/ a pair of 3-sided bays, original brackets & window hoods, & a graceful mansard roof w/ gabled dormers on all sides. Lovingly restored & cared for with sensitive updates melding the functional living of today with the essence of Victorian elegance. Refinished wide plank floors, high ceilings, crown mouldings & medallion. Charming country Kitchen, 3 Bedrooms with dormer windows, a unique "Jack-n-Jill" walk-in closet adjoining two bedrooms, and 2 full baths, including one conveniently located on the main floor. Natural light floods the 2nd floor landing which features a small library area. The sunny Master Bath with its original claw-foot tub enjoys a prominent spot in the front bay. And a full basement with re-pointed granite stone foundation plus an accessible attic provide ample storage space. Outside, there's off-street parking for two vehicles. A new back deck doubles as convenient access to the back Mud Room and Kitchen from the drive. And, what dog wouldn't love the huge terraced and fenced back yard which backs onto the tranquil Lunenburg Back Harbour Walking Trail? Fully insulated & Energy-Star windows throughout makes for energy efficiency & comfort. The Griffith's House is truly a home that allows one to enjoy period elegance without sacrificing the standards of modern living.



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#### Property Highlights

**Age ±:** c. 1886  
**Lot Size:** 10,835 sq ft (.25 Acres)  
**Style:** 2 Storey Victorian w/ Mansard Roof  
**Floor Space:** 1700 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Flooring:** original softwood (restored)  
**Heating:** oil-fired forced hot air, electric baseboards  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** gravel driveway w/ parking for 2 vehicles  
**Features:** deck, large fenced yard, main floor full bath, access to walking trail  
**Taxes:** \$2,790 (2016)

#### Rooms

Living Room: 15' x 13' (Main)  
Dining Room: 13'6" x 11'6" (Main)  
Kitchen: 13'6" x 11' (Main)  
Bath: 9' x 7' (3-pc) (Main)  
Foyer/Hall: 17' x 6' (Main)  
Rear Mudroom: 9' x 5'6" (Main)  
Master Bedroom: 13'6" x 11' (2nd)  
Bedroom: 13'6" x 9' (2nd)  
Bedroom: 12' x 11' (2nd)  
Bath: 9'6" x 9' (3-pc) (2nd)  
Upper Hall/Library: 12' x 8' (2nd)  
Utility/Storage: 27'6" x 22' (Lower)

#### Listing Agents

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#### Directions

Town of Lunenburg on Dufferin Street approach to "Old-Town". Look for the Coastal Winds Realty Sign!