

Client View - Residential



MLS #	202324411	# of Beds	3
PID #	60053758	Primary On Main Floor?	
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	89
Address	100 Green Street Lunenburg NS B0J 2C0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	2,062
Type	Single Family	Square Footage (MLA)	2,062
Style	Detached	Building Dimensions	34.6 x 25.5 plus jogs
Waterfront	N	Lot Size	
Frontage		Garage	N
Prop Kwnn As/Bdy of Water:		Garage Details	
Restr/Prot Covenants	N	Parking Details	paved driveway
New Construction	N	Zoning	RES
Construction Status		Rental Income	

Listing Price \$825,000



Virt Tour URL

Add'l Virt Tour

Directions to Property

Town of Lunenburg, Green Street between Churchill and Tupper Streets. Realty sign posted.

Property Overview

A PERFECT SCORE -- "100" isn't just a civic number, it's a 'Perfect Score'...and this fine Lunenburg home gets full marks! Built in 1936, the Colonial Revival architecture is as handsome today as it was then, with distinctive original features like the arched bracket portico. However, this classic home is anything but stuck in the past, having undergone extensive upgrades & renovations in 2007, including all new electrical & plumbing. The home is set back from the road on a large .3 acre lot, surrounded by park-like landscaping including immaculate lawns & perennial beds, stone walkways, and mature trees & flowering shrubs. A wide hallway greets you as you enter with exquisite hardwood floors unifying the hall & principal rooms. On one side is the spacious living room w/ propane fireplace & an adjoining Sunroom. On the opposite side is the formal dining room w/ original built-in corner cabinet and butler's door to the stylish custom kitchen. Just off the kitchen is a door to a back deck & the partially fenced & very private back yard, which in season offers a colourful array of flowers & foliage...a sanctuary for birds & birdwatchers alike! A convenient side entry & mudroom, and a handy full bath w/ laundry complete the main floor. A gracious staircase leads up to 3 generous bedrooms and a striking 4-piece bath w/ custom vanity & marble tiles. You'll also find plenty of space for storage or hobbies in the insulated walk-up attic or in the high & dry basement. The home enjoys a great neighbourhood, set in the middle of a streetscape that features a number of the most prominent homes of the period. You're just a few blocks from the school, recreation

Room Sizes

Living Room	Main Floor	24.4 x 12.11 less jog	Bedroom	2nd Level	13 x 10.9
Sun Room	Main Floor	jog	Bedroom	2nd Level	(office) 13 x 10.9
Dining Room	Main Floor	11.8 x 7.6	Bath 2	2nd Level	less jog
Kitchen	Main Floor	12.11 x 12.7	Storage	3rd Level	8.6 x 7.2 + 4.4 x 2.3 (4-pc)
Foyer	Main Floor	12.7 x 11			Walk-up Attic - 33 x 11.6
Porch	Main Floor	14 x 6.10 less jog			
Mud Room	Main Floor	6.11 x 3.4			
Laundry/Bath	Main Floor	12.4 x 6.5 less jog			
Primary Bedroom	2nd Level	7.11 x 7.4 (3-pc)			
OTHER	2nd Level	13.9 x 12.8			

Schools

Elementary	Bluenose Academy
Middle/Jr High	Bluenose Academy
High	Park View Education Centre
Fr Imm Elementary	Bluenose Academy (Pr - Grade 9)
Fr Imm Middle/Jr High	Bluenose Academy (Pr - Grade 9)
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

Condo

Mobile/Mini

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Ceramic, Hardwood, Marble, Slate, Tile
HEATING/COOLING TYPE	Baseboard, Fireplace, Hot Water, Radiator
FUEL TYPE	Electric, Oil, Propane
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING	Paved
STRUCTURES	Deck, Shed
FEATURES	Propane Fireplace
APPLIANCES	Cooktop - Electric, Oven, Dishwasher, Dryer, Washer, Refrigerator
INCLUDED	Propane Tank
RENTAL EQUIPMENT	Landscaped, Level, Partially Fenced, Sloping /Terraced, Year Round Road
LAND FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
COMMUNITY FEATURES	

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
Red Door Realty(Lunenburg)



Listed By: Red Door Realty(Lunenburg)

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # 202324411

Address 100 Green Street

Listing Office:

List Price \$825,000

Community LUNENBURG

Red Door Realty(Lunenburg)

Status: ACT

Province NS

Class: RE

Postal Code B0J 2C0



Data provided by the Nova Scotia Association of REALTORS®.

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