

**216 Dufferin Street
Lunenburg
\$1,350,000**



EXTERIOR FINISH Wood Shingles, Wood Siding
ROOF Asphalt Shingle
BASEMENT Full, Undeveloped, Walkout
FOUNDATION Poured Concrete
FLOORING Carpet, Ceramic, Hardwood, Laminate, Softwood, Tile
HEATING/COOLING TYPE Baseboard, Fireplace, Hot Water, Radiator
FUEL TYPE Electric, Propane
WATER SOURCE Municipal
SEWAGE DISPOSAL Municipal
UTILITIES Cable, Electricity, High Speed Internet, Telephone
GARAGE Detached, Single, Carport, Heated, Wired
DRIVEWAY/PARKING Gravel
FEATURES Balcony, Elevator, Ensuite Bath, Secondary Suite, Propane Fireplace
Water Frontage Meas
WATER ACCESS/VIEW View: Bay, View: Ocean
LAND FEATURES Landscaped, Level, Partially Fenced, Year Round Road
COMMUNITY FEATURES Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship



Property Overview This estate-like property on a landscaped, tree-lined 1 acre lot is comprised of 2 homes in one – a stunning century home & its adjoining Annex. The main house, a grand Edwardian residence built in 1907, offers a tasteful blend of period detail & modern convenience. On the main level, generous principal rooms including the massive foyer w/ its striking staircase, an elegant Living Rm, cozy Den and formal Dining Rm are adorned with the best of the period: stunning leaded & stained-glass windows, hardwood floors, heavy architectural window & door trims, and broad bay windows that flood the interior with natural light. A large & bright Kitchen w/ pantry, office w/ private entry off driveway, and a Powder Rm complete the main level. Upstairs are 6 Bedrooms, each w/ ensuite -- Four on the 2nd level, and 2 more on the 3rd. The house wide 3-tiered deck affords each level of the home walkout access to the outside where you can enjoy views over the expansive lawns and from the 3rd level, Lunenburg Bay in the distance. The 3-storey townhouse Annex, built in 1996, enjoys its own entry off the driveway and features delightful main level living areas including kitchen/dining room, comfortable living room, half bath/laundry and walkout to the peaceful backyard patio. Best of all, this marvelous secondary residence isn't just beautiful, it's practical and features an elevator to link the first floor living spaces with the 2nd floor Bedroom Suite which includes a large bedroom, sitting room w/ propane fireplace & full bath w/ walk-in shower. Special guests to the Annex are treated to a private & spacious 3rd floor suite w/ cathedral ceiling, sitting nooks & half bath. The sprawling basement is high & dry and is accessed from both the Annex & main house and garage w/ carport, built in 2019, provides even more storage space. Not just unique, but versatile – this is the perfect property for multi-generational families, co-op housing ventures, those seeking income potential, and more.

PID # 60056728
Selling Price
Closing Date
Class Residential
Type Single Family
Style Detached
Approx Year Built 1907
Total Lot Size SqFt 40902.00
Building Dimensions 38'3" x 33' + 30'8" x 22'8"
Total Fin SqFt (TLA) 5,400
Number of Bedrooms 8
Full Baths 6
Half Baths 4
Garage Yes
Garage Details detached single with carport, wired, heated, water



COMPLIMENTS OF:
Cynthia Dial - Main: 902-298-0332
Red Door Realty(Lunenburg)
cindy@reddoorrealty.ca
<http://www.oceanhomesnovascotia.com>



List Office [Red Door Realty\(Lunenburg\)](#)

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Client View - Residential



MLS #	202422669	# of Beds	8
PID #	60056728	Primary On Main Floor?	No
Add'l PID		Full Baths	6
Listing Status	ACTIVE	Half Baths	4
Selling Price		Building	1: Year Built Unkn
Address	216 Dufferin Street Lunenburg NS B0J 2C	Total Fin SqFt (TL)	5,400
		Square Footage (5,400
		Building Dimensic	38'3" x 33' + 30'8" x 22'8"
County	LUNENBURG	Lot Size	
Type	Single Family	Garage	Y
Style	Detached	Garage Details	detached single with carport, wired, heated,
Waterfront	N	Parking Details	gravel driveway
Frontage		Zoning	"RL" zone (Low
Prop Knwn As/Bdy of W		Rental Incon	PTL
Restr/Prot Covenants	N		
New Construction	N		
Construction Status			

Listing Price \$1,350,000

[Virt Tour URL](#)

[Add'l Virt](#)



Directions to Property

Town of Lunenburg, top of Dufferin Street near hospital. Realty sign posted.

Property Overview

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Room Sizes

Kitchen	Main Floor	16'6" x 13'11" (+ bay)	Bedroom	2nd Level	14' x 8' + 3'10" x 7'
Dining Room	Main Floor	16'2" x 12'8"	Bath 3	2nd Level	5'9" x 6'8"
Den/Office	Main Floor	13'11" x 11'10"	Bedroom	2nd Level	12'11" x 11'
Den/Office	Main Floor	14'3" x 9'4"	Bath 4	2nd Level	7' x 6'6"
Foyer	Main Floor	20' x 8' (+ jog)	Bedroom	2nd Level	13'6" x 9'
Bath 1	Main Floor	9'8" x 3'2"	Bath 5	2nd Level	9'4" x 7'5"
Kitchen	Main Floor	20' x 11'10" (incl Pantry)	Foyer	2nd Level	22'2" x 8' (+ jog)
OTHER	Main Floor	Back Entry/Dishroom:	Bedroom	3rd Level	27' x 14'8"
Primary	Main Floor	11.2 x 7.5	Bath 6	3rd Level	10'3" x 6'11"
Bedroom	2nd Level	14' x 13'4" (+bay)	Bedroom	3rd Level	13'10" x 10'10" + 8' x 7'4"

Condo

Mobile/Mini

Schools

Elementary School	Bluenose Academy	Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)
Middle/Jr School	Bluenose Academy	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)
High School	Park View Education Centre		

BUILDING STYLE	3 Storey
PROPERTY SIZE	0.5 to 0.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Wood Shingles, Wood Siding
ROOF	Asphalt Shingle
FLOORING	Carpet, Ceramic, Hardwood, Laminate, Softwood, Tile
HEATING/COOLING TYPE	Baseboard, Fireplace, Hot Water, Radiator
FUEL TYPE	Electric, Propane
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet,

GARAGE	Detached, Single, Carport, Heated, Wired
DRIVEWAY	Gravel
/PARKING	
STRUCTURES	Deck, Patio
FEATURES	Balcony, Elevator, Ensuite Bath, Secondary Suite, Propane Fireplace
RENTAL EQUIPMENT	Propane Tank
WATER ACCESS	View: Bay, View: Ocean
/VIEW	
LAND FEATURES	Landscaped, Level, Partially Fenced, Year Round Road
COMMUNITY	Golf Course, Park, Playground, Recreation Center
FEATURES	, School Bus Service, Shopping, Marina, Place of



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



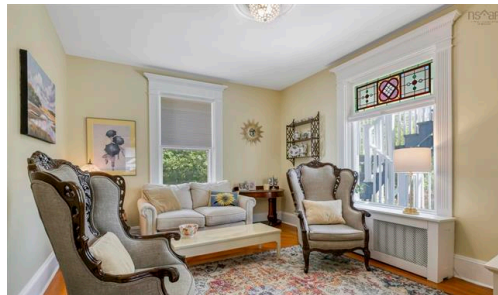
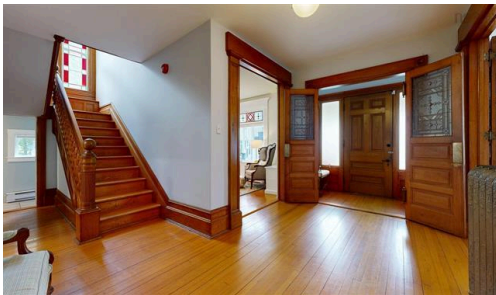
Listed [Red Door Realty\(Lunenburg\)](#)

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

MLS # [202422669](#)
List Price \$1,350,000
Status: ACT
Class: RE

Address 216 Dufferin Street
Community LUNENBURG
Province NS
Postal Code B0J 2C0

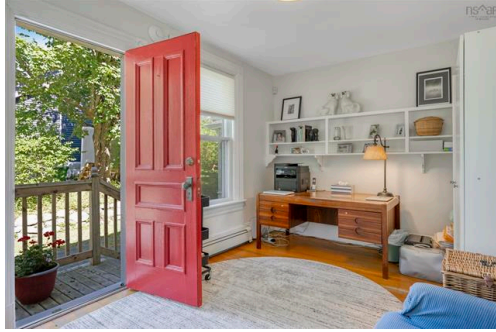
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Data provided by the Nova Scotia Association of REALTORS®.

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