



MLS Client View - RESIDENTIAL

MLS #	202309320	Number of Bedrooms	5
PID #	60055506	Primary On Main Floor?	
Additional PID?		Full Baths	3
Total Lot Size SqFt	8300.00	Half Baths	1
Type	Single Family	Building Age	123
Listing Status	ACTIVE	Year Built Unknown	Yes
Listing Price	\$845,000	Total Fin SqFt (TLA)	4,667
Selling Price		Square Footage (MLA)	4,667
Address	67 Dufferin Street Lunenburg NS B0J 2C0	Building Dimensions	36 x 50 +/- jogs
Style	Detached	Lot Size	
New Construction Y/N	No	Garage	Yes
		Waterfront	No
		Restr/Prot Covenants	No

Virt Tour URL

Directions to Property

Town of Lunenburg, corner of Dufferin and McDonald Streets. Realty sign posted.

Closing Date

General Property Information:

Water Frontage Meas

Water Frontage Units

Inclusions

fridge, stove,
dishwasher, washer &
dryer, kitchenette mini
-fridge, 2 electric
fireplaces

Exclusions

Condo Info

Monthly Condo Fee

Condo Fee Includes

Plus Den Y/N

In Suite Laundry

Pet Friendly1

No. of Parking Spaces

Elementary School

Bluenose Academy

Middle/Jr School

Bluenose Academy

High School

Park View Education Centre

Fr Imm Elementary School

Bluenose Academy (Pr - Grade 9)

Fr Imm Middle/Jr School

Centre scolaire de la Rive Sud (P

School

-12)

Fr Imm High School

Centre scolaire de la Rive Sud

Other

South Shore Waldorf

Garage Details

single-plus, detached, wired

Parking Details

paved driveway with EV charging station

Rental Income

Mobile/Mini Info

Mobile/Leased Land Fees

Mobile/Mini Make

Land Status

Pet Friendly2

ROOM TYPE

LEVEL

ROOM DIMENSIONS

Porch	Main Floor	6.3 x 3.11
Foyer	Main Floor	15 x 7.2 + 6.5 x 5.9
OTHER	Main Floor	Front Hall - 10.9 x 5.1
Living Room	Main Floor	15 x 14.4 +/- jogs
Dining Room	Main Floor	15 x 14.10 +/- jogs
Den/Office	Main Floor	11.11 x 9.9
Kitchen	Main Floor	15.7 x 12.5 + 6 x 4.3
OTHER	Main Floor	Butler's Pantry - 7.2
Bath 1	Main Floor	x 5.2
Family Room	Main Floor	6.1 x 3 (2-pc)
Mud Room	Main Floor	17.5 x 13.3 plus bay
Primary Bedroom	2nd Level	6.2 x 4
Bedroom	2nd Level	15.4 x 14.5 plus bay
Bedroom	2nd Level	17.10 x 15.5 less jogs
OTHER	2nd Level	15.3 x 14.4 less jogs
Bath 2	2nd Level	Walk-in Closet - 9.3 x
Bedroom	2nd Level	3.7
Ensuite Bath 1	2nd Level	13.5 x 8.7 (4-pc)

Property Overview

THE GRANDE DAME OF DUFFERIN – Built in the late Victorian era, this grand residence retains the beautiful architectural details & grandeur of the period, inside & out. Inside, the gracious home greets you with a grand foyer & spacious principal rooms, & a warmth that most new homes seem to lack. Original features include hardwood floors, fireplace mantels, butler's pantry, broad bay windows, and perhaps most striking of all, the magnificent stairway illuminated by a breathtaking stained-glass window. However, this house isn't all about the past, it's fully prepped for modern living, right down to the EV charging station off the paved driveway. The renovated kitchen is a delight & connects you via walk-out to a glorious outdoor oasis that is the sun-drenched garden patio at the back of the house...making it easy to snip a few herbs for dinner or move your gatherings outside. There are 5 large bedrooms including the former maid's quarters now serving as a private guest space with its own stairway to the kitchen, full ensuite & small balcony that looks out over quiet tree-lined McDonald St. But we're not done yet, the completely finished attic blends original architecture with a more contemporary feel. Great for movie night, hobbies and just plain old getting away from it all. The sprawling attic space is also ideal for extended-stay visitors, featuring a large bedroom, its own 3-pc bath, plus kitchenette. Outside areas are just as delightful from the house-wide open veranda at the front to the colourful garden patio at the back. The lower back yard is perfect for the kids' playset, and is fully fenced to keep the pooch in, & the deer out...making it a rare

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE

3 Storey

PROPERTY SIZE

Under 0.5 Acres

BASEMENT

Full, Undeveloped, Walkout

FOUNDATION

Stone

EXTERIOR FINISH

Wood Siding

ROOF

Asphalt Shingle

FLOORING

Ceramic, Hardwood, Laminate, Softwood, Tile

HEATING/COOLING TYPE

Baseboard, Fireplace, Hot Water, Stove, Radiator

FUEL TYPE

Electric, Oil, Wood

WATER SOURCE

Municipal

SEWAGE DISPOSAL

Municipal

UTILITIES

Cable, Electricity, High Speed Internet, Telephone

GARAGE

Detached, 1.5, Wired

DRIVEWAY/PARKING

Paved

STRUCTURES

Deck, Patio

FEATURES

Balcony, Ensuite Bath, Wood Stove(s)

APPLIANCES INCLUDED

Stove, Dishwasher, Dryer, Washer, Refrigerator

RENTAL EQUIPMENT

NONE

LAND FEATURES

Landscaped, Level, Fenced, Sloping/Terraced, Year

COMMUNITY FEATURES

Round Road

Golf Course, Park, Playground, Recreation Center,

School Bus Service, Shopping, Marina, Place of

Worship

COMPLIMENTS OF: Cvnthia Dial



Main: 902-298-0332
cindv@reddoorrealtv.ca
Red Door Realtv(20036)



Listing Office Red Door Realty(20036)

MLS # 202309320

Address 67 Dufferin Street

Listing Office:

List Price \$845,000

Community LUNENBURG

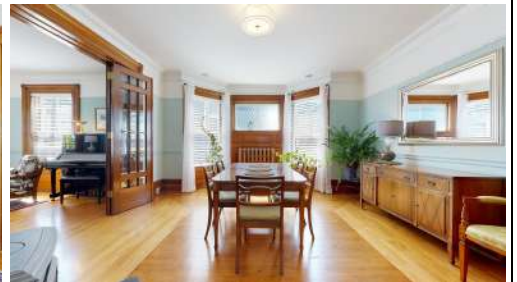
Red Door Realty(20036)

Status: ACT

Province NS

Class: RE

Postal Code B0J 2C0



Data provided by the Nova Scotia Association of REALTORS®.

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