



MLS Client View - RESIDENTIAL

MLS #	202314986	Number of Bedrooms	4
PID #	60062296	Primary On Main Floor?	
Additional PID?	Yes	Full Baths	1
Total Lot Size SqFt	7200.00	Half Baths	1
Type	Single Family	Building Age	107
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$698,000	Total Fin SqFt (TLA)	1,813
Selling Price		Square Footage (MLA)	1,813
Address	389 Lincoln Street Lunenburg NS B0J 2C0	Building Dimensions	26.7 x 33.6 + 21 x 6.1
Style	Detached	Lot Size	
New Construction Y/N	No	Garage	Yes
		Waterfront	No

Virt Tour URL

Add'l Virt Tour 1 URL

Property Brochure

Closing Date

Directions to Property

Town of Lunenburg, corner of Lincoln & Hill Streets. Realty sign posted.

General Property Information:

Water Frontage		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	13.10 x 13.8
Water Frontage		High School	Park View Education Centre	Dining Room	Main Floor	13.6 x 13.6
Units		Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)	Kitchen	Main Floor	11.8 x 11.5 + 10.11 x 5.8
Inclusions	fridge, stove, dishwasher, microwave/range hood, washer & dryer, standing freezer, custom window	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)	Foyer	Main Floor	5.8
		Fr Imm High School	Bluenose Academy (Pr - Grade 9)	Sun Room	Main Floor	11.1 x 10
		Other	South Shore Waldorf	Porch	Main Floor	25.2 x 6.4
Condo Info		Garage Details	single detached	Bedroom	2nd Level	5.8 x 3.10
Monthly Condo Fee		Parking Details	single paved driveway	Bedroom	2nd Level	12.2 x 11.2 less jog
Condo Fee Includes		Rental Income		Bedroom	2nd Level	12.6 x 11.11 less jog
Plus Den Y/N				Bedroom	2nd Level	11.3 x 9.10
In Suite Laundry		Mobile/Mini Info		Bedroom	2nd Level	12.1 x 11.6
Pet Friendly1		Mobile/Leased Land Fees		Bath 1	2nd Level	7.4 x 6 (4-pc)
No. of Parking Spaces		Mobile/Mini Make		OTHER	2nd Level	upper hall - 7.6 x 5.7
		Land Status		OTHER	Basement	Laundry & Half Bath
		Pet Friendly2				

Property Overview

If you've been dreaming of making Lunenburg your home you're not alone! But finding a great home in this popular community can be daunting with so few available. Here's your chance!...389 Lincoln sits proudly on a terraced corner lot well above the road with interesting views over historic streetscapes. There's even a glimpse of the famous harbour from the south facing sunroom & the front bedrooms upstairs. The immaculately maintained home features classic elements of Craftsman-style from the gleaming hardwood floors, to the wood panelled dining room with handsome built-in, and front entry with stained-glass sidelights. Gracious principal rooms combined with a renovated eat-in kitchen create the perfect venue for entertaining with family & friends. Upstairs find 4 bedrooms, full bath and access to a house-wide balcony that overlooks the pretty back yard. A convenient walk-up attic provides excellent storage, or potential for conversion to additional living space, and a high & dry basement w/ walkout is equally handy. And you'll be glad to know that recent energy-efficiency upgrades have made this home not just comfortable, but economical. The double corner lot is beautifully landscaped and features a fully fenced & very private back yard. A raised flagstone terrace cleverly positioned under a pair of towering spruce trees serves as a shady retreat for those hot mid-summer afternoons, and a matching garage anchors the back corner of the property and provides a little more privacy in the process. This property enjoys an excellent "walk-to-everything" location where a short & scenic stroll brings you to all the shops & services of

Energuide Info:

EnerGuide Rating? Y

EnerGuide Rating (GJ/Year) 99

Date EnerGuide Obtained 12/22/2022

Property Features

BUILDING STYLE	2 Storey	GARAGE	Detached, Single
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Paved
BASEMENT	Full, Undeveloped, Walkout	STRUCTURES	Deck, Patio
FOUNDATION	Poured Concrete	FEATURES	Balcony
EXTERIOR FINISH	Vinyl	APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Freezer - Stand Up, Microwave Rng Hd Combo, Refrigerator
ROOF	Asphalt Shingle	RENTAL EQUIPMENT	NONE
FLOORING	Hardwood, Laminate, Linoleum, Softwood	WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
HEATING/COOLING TYPE	Heat Pump -Ductless, Hot Water, Radiator, Ductless Cooling	LAND FEATURES	Landscaped, Fenced, Sloping/Terraced, Year Round Road
FUEL TYPE	Electric, Oil	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship, Beach
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cvnthia Dial



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



Listing Office Red Door Realty(20036)

MLS # 202314986

List Price \$698,000

Status: ACT

Class: RE

Address 389 Lincoln Street

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

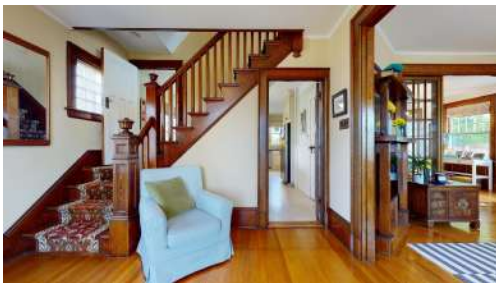
Red Door Realty(20036)



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202314986

Address 389 Lincoln Street



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202314986

Address 389 Lincoln Street





