



DUCKWORTH REAL ESTATE

Atlantic Sojourn B & B



Price - \$575,000

Magnificent home and successful, fully furnished and equipped, 4.5 star B&B in one of Nova Scotia's top tourist destinations. Elegant would be the best word to describe this home. Built in 1906 by the owner of W.C.Smith & Co., the house has an impressive entrance portico, spacious foyer and curved heavy oak stair baluster and newell post. Original wood trim throughout, complemented by stained glass and bevelled windows, gleaming hardwood floors and panelled wainscoting. A fluted columned archway joins the two parlors. Gorgeous dining room. The second floor, accessed by two staircases, offers a bright sitting alcove and four beautiful bedrooms, all with private baths. A third floor contains two bedrooms, a living area and bath. The basement is partially finished and provides plenty of storage space. There is a pleasant shaded garden, a garden shed and a separate garage. 100 meters from tennis courts and a stroll to Lunenburg's famous waterfront.

Reference Number: P-0236

MLS: 4779921

Address: 56 Victoria St. Lunenburg, N.S.

Building Size: +/-4,500 sq.ft.

Land Size: 10,461 sq.ft.

Other Building: Garage-22x14 and a Garden Shed-10x8

Bedrooms: 4 on the second floor & 2 on the third floor.

Bathrooms: The four guest rooms on the second floor all have ensuite baths. There is also a full bath on the third floor and a powder room on the main floor.

Age: Built in 1906

Style: Two and a half storeys with Gothic dormers and decorative wood shingling.

Exterior: Wooden Shingles

Laundry Facilities: Yes

Fireplace: Pellet stove in Living Room

Basement: Full concrete

Room Sizes: Main Floor: Living Room- 17x16; Living Room- 15x15; Dining Room- 14x12; Kitchen- 25 x12; Foyer- 15x10; Powder Room- 6x4. 2nd Floor: Bedroom- 16x15; Bedroom- 15x13; Bedroom- 15x12; Bedroom- 12x11; Reading Alcove-15x10; plus 4 ensuite bathrooms & a south facing deck. 3rd Floor: Living Area- 12x9; Bedroom- 17x14; Bedroom- 15x13; Bathroom- 6x12. BASEMENT: Utility Area- 23x23; Other- 24x20.

Water & Sewer: Municipal

Heating: Oil fired hot water.

Features: The house has been immaculately maintained and has had a number of upgrades over the past few years, including: a kitchen renovation, a renovation of the third floor, complete re-wiring, new carpets, new pellet stove, new windows, new generator, garden, new water softener, new front stairs, Water Tite on basement walls, renovated front Portico, new ramp to back deck.

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