

\$715,000 - 109 Brook Street, Lunenburg

MLS® #202225865

\$715,000

3 Bedroom, 1.50 Bathroom, 2,393 sqft

Residential on 0.32 Acres

B1, Lunenburg, NS

One Level Living without Compromise!

..."One-Level-Living" doesn't always mean downsizing or sacrificing the space you want. Take this fabulous property as a prime example. One of the iconic homes of Lunenburg's popular "New Town" district, the stately 2400 s-f foot home has for years been admired by residents & visitors alike.

Meticulously maintained inside & out, the impressive home retains much of its original character including solid wood doors with period hardware, numerous built-ins, curved walls, & stunning hardwood floors throughout. You'll love the generous proportions of the rooms...in fact, you'll find that just about every room in the house is over-sized, starting with the sprawling Living Room which features windows on 3 sides and its original wood-burning fireplace. Across the wide hall is the formal dining room with corner cabinet & a swinging butler's door that leads to the spacious kitchen with large breakfast nook, and a handy powder room tucked under the attic stairs. The sleeping spaces are just as generous, with a Primary Bedroom measuring an impressive 19' x 15'. There are 2 additional Bedrooms, one currently serving as a Family Room/Den. The sunny full bath with built-in linen closet completes the picture. But, if you're somehow feeling like you need more living space, the huge walk-up attic with skylights & original eyebrow windows offers potential for another 500+ sq ft to call home. Underneath it all is a massive, high and dry



basement with built-in double garage. And talk about curb appeal...situated in a quiet neighbourhood the handsome home sits proudly on its large 1/3 acre corner lot with mature trees. At the back of the house is a large sun-soaked back yard with a perimeter of trees providing just enough privacy but not diminishing the lovely sunshine of the southern exposure.

Built in 1949

Essential Information

MLS® #	202225865
Price	\$715,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,393
Acres	0.32
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 30th, 2023

Community Information

Address	109 Brook Street
Area	South Shore
District	405-Lunenburg County
Sub-District	B1
City	Lunenburg
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Double, Garage, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Oven, Dryer, Washer, Refrigerator
Heating	Ductless, Hot Water, Radiator
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	Red Door Realty(20036)
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Listing information last updated on November 4th, 2025 at 5:03pm AST