



37 HEDGE ROW

Mahone Bay, NS



Improvements & Renovations since 2011

SYSTEMS & ENERGY EFFICIENCY...

- Ducted heat pump installed (heating and air-conditioning).
- 'Vermont Castings' propane stove installed in Living Room.
- New 'All Weather' windows throughout house.
- New sliding glass door installed in Sunroom.
- Extra fibreglass insulation added in attic to about R-50.
- Basement walls insulated with spray foam.
- Upgraded electrical service to 200-Amps with new panel plus various wiring upgrades.
- New sump pump installed in basement.
- Extractor fan installed in basement for proper ventilation.

INTERIOR...

- Maple hardwood flooring installed in Living & Dining Rooms.
- New ceramic tile installed in front Foyer.
- Kitchen renovations including additional cabinetry, custom island, new counter tops with 'Blanco' sink & faucet, new cooktop & wall oven.
- Brick chimney removed from Master Bedroom to create extra space.
- New doorway installed in Master Bedroom to create access to (ensuite) Bathroom.
- Renovated upstairs Bathroom with new tub & sink faucets, new cushion flooring and bathroom venting.
- Renovated downstairs Power Room with new toilet, new flooring, and installed vent fan.
- Installed new counter with sink and storage shelving, plus dryer venting in Laundry Room.
- New cement floor in basement, plus vapour barrier and crushed stone in crawlspace.

EXTERIOR & GARDENS...

- Roof reshingled with high quality architectural shingles.
- New steps with weather tight metal hatch cover to basement access.
- Complete exterior painting with repairs to shingles and trimwork where required.
- New rain gutters installed at front and rear of house.
- New garden shed built on concrete slab.
- New pergola and privacy screen built on back deck.
- Various new flowering trees & shrubs planted.

** Feature Sheet information has been provided by the Seller. The brokerage assumes no responsibility for its accuracy. Interested parties are encouraged to seek independent verification of facts presented herein.*



See complete property details at:
www.OceanHomesNovaScotia.com

Cindy Dial: 902.298.0332
 Adam Dial: 902.298.0336
info@oceanhomesnovascotia.com