



# 513 LOWER LAHAVE ROAD

Lower LaHave ~ Lunenburg County, Nova Scotia



## SPECIAL FEATURES:

- Main level Full Bath with custom cedar Sauna
- Main level Laundry
- Large Sunroom addition with in-floor heat.
- Hearthstone® 'Soapstone' woodstove
- Built-in Murphy Bed in 2<sup>nd</sup> floor Library/Office.
- Central Vac
- Full height basement with poured cement walls & walk-out.
- Two handy outbuildings (wood shed & garden shed)
- Interlocking brick double driveway & walkways and granite block garden beds

## NEARBY AMENITIES & ATTRACTIONS:

- Historic Lunenburg (*approx. 20 minutes*)
- Rose Bay General Store
- Riverport Post Office
- LaHave Ferry
- LaHave Bakery (bookstore/café)
- Oxner's Beach... *just a 5 minute stroll!*
- Hirtle's Beach
- Gaff Point Hiking Trail

## Improvements & Renovations since 2012

<b>2012</b>	Main house roof resingled (excluding mudroom which was done in 2006).
	Back deck extended to east side of house.
	Finished verandah ceiling with new tongue & groove beadboard wood plank paneling.
<b>2013</b>	Upstairs bathroom completely remodeled including, new tub, vanity with Corian® top, glass walk-in shower, new pocket entry door and larger window.
	Heat Recovery Ventilator (HRV-air exchanger) upgraded and extended to two bedrooms and new bathroom.
	New fiberglass oil tank installed.
	New pressure tank for water system.
<b>2014</b>	Converted old 'Fish Store' shed to Wood Shed (cleaned out, roof re-aligned, lifted and set onto new support posts, barn doors added for proper ventilation).
	New flagstone patio/garden in back yard.
	Exterior painting (north side of house)
<b>2015</b>	Complete Kitchen Reno by Charles Lantz: including new cabinetry & Caesarstone® countertops, all new appliances, etc.
	Exterior painting (west and south sides of house)
<b>2016</b>	Exterior painting (east side of house)

*\* 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](http://www.OceanHomesNovaScotia.com)

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