



PICTURE PERFECT!

13 Young Street, Lunenburg, NS



Recent Upgrades & Improvements

Bedrooms: 2
Baths: 2 full, 1 half
Total Living Area: approx. 2170 sq ft
Lot size: 4672 sq ft
Taxes: \$2965 (2014)

| Improvements & Renovations |
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| House exterior painted (2013) |
| New hot water furnace (2010) |
| New eaves troughs & downspouts (2007) |
| Porch roof resingled (2008) |
| Replaced rotted sections of front porch decking and railings |
| Renovated main floor powder room, replaced fixtures/flooring, etc. |
| New kitchen countertops, sink & faucet, new electric range |
| Removed <i>glued-down</i> wall-to-wall carpet from Dining Room hardwood floors |
| Removed <i>glued-down</i> carpet and refinished original stairs |
| Renovated Sunroom including new Berber style carpet |
| Various Landscaping Improvements: |
| <ul style="list-style-type: none"> • Installed privacy fence at rear of house between driveway and neighbour's yard • Removed concrete curb and asphalt walkway at rear of house and created new back lawn • Landscaped side yard removing dying shrubs & trees |

** 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.*



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