



140 SMITH AVENUE
Bridgewater, NS



Features & Upgrades

Age of House: c. 1973

Bedrooms: 3 | Baths: 2 full

Total Living Area: 2480 sq-ft

Renovations & Upgrades since 2012

- All new plumbing, including new backwater sewer value
- New hot water heater
- New kitchen with butcher block island
- New bathrooms (upper and lower)
- Upgraded electrical, including new 200 Amp breaker panel
- New lighting throughout house, including many pot lights
- New 'Linear Convector' baseboard heaters throughout main floor & basement
- New hard-wired smoke detectors throughout house, including bedrooms
- New ash hardwood flooring in all bedrooms
- New Woodstove insert
- New stainless Steel Liner
- All new solid wood & glass interior doors
- New front entry and side entry steel doors
- New staircase to basement with solid birch treads
- Newly studded basement walls, fully insulated w/ vapour barrier & new gyprock
- New flooring throughout basement
- New Laundry Room with ceramic tile and full width countertop
- New front deck
- Back Deck railings and stairs replaced
- Air exchanger ducting installed (air exchanger not in place)
- Attic insulated to R-50 with blown-in cellulose
- New Roof Shingles (35 year architectural shingles)
- New eavestroughs & downspouts on entire house & carport
- Fully fenced back yard, with 3 access gates
- New cedar shingled outbuilding on cement slab



Other property features & highlights

- Newer windows
- Carport
- Paved Drive
- Large corner Lot (12,375 sq ft)
- Quiet established neighbourhood



** 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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