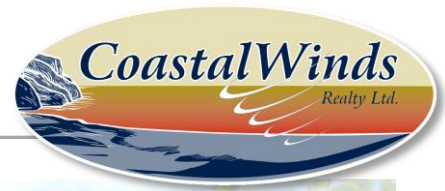




**56 DUFFERIN STREET**  
**Lunenburg, NS**



## Recent Improvements & Upgrades

### Property Improvements since 2010

#### INTERIOR:

- Removed wallpaper in Living Room and painted walls, ceiling, moulding, trim, and floor.
- Extensive interior painting throughout house.
- Stripped and refinished all original interior doors.
- Replicated missing etched glass window pane in front foyer to match originals.
- Replaced Kitchen windows to complete conversion of all windows in house to new thermal pane inserts.
- Replaced Kitchen countertops, cabinet hardware, and installed new reverse osmosis water system & tap on Kitchen island.
- Combined 2 small closets between Bedrooms to create a new *walk-in/walk-thru* closet with lighting & built-in shoe racks, shelves, drawers and clothing rods.
- Installed electric baseboard heating with individual thermostats in all three Bedrooms.
- Added new electrical outlets in all three Bedrooms and attic.
- New ceiling fans in all three Bedrooms.
- Installed custom bookcases, built-in shelves, and drawers (front & back bedrooms, and hallway).
- New Attic Storage: installed new folding stairs access; installed new insulation and flooring in attic to create usable storage space.
- Renovated main floor bath -- new ceramic tile flooring and glass door shower unit (2015).
- New water heater (2010).
- New fiberglass oil tank (2015).

#### EXTERIOR:

- New back deck built with stairs to driveway and latticed storage area underneath.
- New gate to fenced back yard, landscaped area around new deck and added paving-stone walkway, and installed motion-activated exterior light.
- Replaced sections of exterior siding & trim boards on three sides of house.
- Exterior completely repainted (2015).
- Renovated outside storage room under rear ell of house (2015).
- Added two new raised garden beds with flagstone landscaping (2015).

### Additional Property Features

- Registered Heritage Property.
- Main floor full bath.
- Generous 1/4 acre lot with large, fully fenced back yard.
- Direct access from back yard to *Lunenburg Back Harbour Walking Trail*.
- Off-street parking for 2 vehicles.
- Central location: easy walking to all town services, amenities, schools & recreational facilities.

\* 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)