



## 56 BROAD STREET

Lunenburg, NS



### Upgrades & Renovations (since 2007)\*

#### Improvements & Renovations

##### INTERIOR...

2007	Restoration of stained glass window in front entrance door [Sattler's Studio]
	New light fixtures in entry and parlours
	Wall of shelves built in Library [David Chapin-Saunders, Chester]
	Custom California shutters (wood frames, PVC louvers) in first and second floor front rooms and second floor back Bathroom [Darrin Swinimer]
2008	Renovation of existing second-floor Bathroom
	Installation of second Bathroom / walk-in closet in Master Bedroom
	New skylight in Sunroom
2009	Kitchen and Sunroom Reno, part 1 – New lighting, new Dining Room windows, Mudroom and Kitchen entrance door and 2 sets French doors (all Marvin) [Gerry Rolfsen design]
2010	Kitchen Reno, part 2 – including Charles Lantz cabinetry, new hardwood flooring in Kitchen and Sunroom; new appliances (range, dishwasher, range hood/fan), sink and faucet, 2-inch maple butcher block counter, undermount cabinet lighting
2012	New flooring in Mudroom
2016	New flat ceilings installed in two back Bedrooms on second floor

##### EXTERIOR...

2007	New roof on the East side of the main house, on the carriage house and on front balcony [Aubrey Zinck]
	Recladding of Mudroom (replacement of plywood with wood clapboard) [Aubrey Zinck]
	New custom turned pressure-treated balcony posts on West side (made to match original) [Aubrey Zinck]
2008	Landscaping, including new flagstone patio and sidewalks, privet hedge and stone walls on front/side flowerbeds [Heritage Landscape]
	New porch with roof on McDonald St. side
2009	New fences & arched gateways [Aubrey Zinck]
2012	New roof on West side of house [Todd Rose]
2013	New seamless eavestroughing & downspouts, part 1 [Champion Rain Gutter]
2015	New seamless eavestroughing & downspouts, part 2 [Champion Rain Gutter]
	Driveway repaving [LaHave Paving]
2016	Chimney repointing [Chris Millen]

##### SYSTEMS...

2007	Complete rewiring including new electric baseboards and 100-amp breaker panel (w/ sub panel in attic) [Honeyman Electric]
	Replaced old cast iron waste pipes with new ABS and added cleanout [Aubrey Zinck]
	Security system installed [ADT]
2008	Insulation of exterior walls (R-14), small roof (R-40) and upgrade to attic floor (R-24) and upper basement wall (R-14) on North, East and South sides [Ellis Contracting]
	Energy assessment by Sustainable Housing - Efficiency rating increased from 42 to 60 <i>**subsequent improvements will have increased this rating even higher</i>
2011	Insulation of upper basement on North and West side [Alstar Insulators]
	Complete refurbishing of lower sashes and construction of custom wooden storm windows, part 1 [Colin Edwards]
2012	Complete refurbishing of lower sashes and construction of custom wooden storm windows, part 2 [Colin Edwards]
2013	Complete refurbishing of lower sashes and construction of custom wooden storm windows, part 3 [Colin Edwards]
	New water heater installed
2014	Repointing of basement wall and installation of exterior drainage pipe on South side of house [Chris Millen]

\* 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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