



112 HOPSON STREET

Lunenburg, Nova Scotia



HOUSE FEATURES & HIGHLIGHTS:

- Main-level Living: 2 Bed/2 full Bath on main floor
- Open-Concept Main Living Area
- Views of Lunenburg Back Harbour
- Master Bedroom with ensuite
- Original Hardwood Floors
- Large Deck & Rose Covered Pergola
- Handy Garden Shed
- Paved Driveway

Improvements & Renovations since 2008

2008-09 Renovation	12' x 35' addition with concrete foundation and 4+ foot crawl space
	Removed walls to create an Open Concept main living area from Living Room to Kitchen & Dining.
	Complete new Kitchen
	All new thermopane Low-E and Argon filled windows throughout main floor
	Chimney completely rebuilt
	Entire roof reshingled
	Electrical updates including new breaker panel
	Air-exchanger installed
	Original Bathroom completely renovated
	New 3-pc Ensuite added for Master Bedroom
	New Furnace & Oil Tank installed in Feb-2008
2009-13	Added a 12' x 16' back deck
	Landscaped a significant area of the back yard with stone, including a French drain from street to rear of property with decorative stone walkways.
	Constructed a pergola for roses and a garden shed matching the house colours.
	Insulated basement walls through the Natural Resources Canada EnerGuide Program and increased the home's energy efficiency rating from 65 to 73.
	Finished large room in lower level – 13' x 18'6" with 2 foot deep shelving across the back wall. Currently used as a sewing/hobby room, but ideal as a Rec Room or Media Room.
	Replaced the main sewer pipe from the house to the connection at the street (2011).
2018	House exterior repainted.
	Throughout the years of current ownership there has been a constant attention to maintenance and gardening.

** 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:
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