

108 GREEN STREET, LUNENBURG

Property Features & Recent Upgrades

PROPERTY FEATURES AT A GLANCE:

- **4 Bedrooms / 4 Full Baths (including Primary ensuite)**
- **Approx. 3000 sq ft finished Living Space**
- **Park-like half acre+ town lot with partially fenced back yard**
- **Private flagstone patio**
- **Private Guest mini-suite with full bath**
- **Two working Fireplaces**
- **Custom Draperies & Blinds**
- **Alarm/security system**

RENOVATIONS & IMPROVEMENTS SINCE 2016:

Vintage Kitchen re-imagined (sensitive to the original):

- new cabinet doors on range wall
- new appliances (Miele® and JennAir®)
- range hood installed
- upgraded electrical
- new porcelain tile floor installed

Bathrooms:

- main floor bathroom renovated (2020)
- ensuite bathroom renovated, including Perrin & Rowe® London fixtures and hardware (2023)

Floors:

- hardwood floors throughout the main and 2nd floors refinished by Byron Whynacht.
- new flooring in basement Rec Room/Wine Cellar and hallway

Painting

- professionally painted interior and exterior.

Lighting:

- many new light fixtures plus new pot-lights added in Living Room

Insulating:

- cellulose insulation blown into attic floor and other voids (most of the house was already insulated with fiberglass). Maritime Insulators (October 2016)
- new insulated steel garage doors installed (Sept 2023)



Roof:

- Main house: July, 2020 (new rain gutters installed as well)
- over Family Room & Main Floor Bath: Sept, 2021

Fireplace Upgrades:

- Living Room
 - new marble hearth installed (December 2016)
 - Regency Hampton fireplace insert installed (April 2022)
- Basement:
 - New code compliant tile hearth laid

Extensive landscaping:

- new asphalt driveway (2018)
- stone work – new front steps, flagstone walkways at front and around the side of house to new back patio (includes drainage stones and dry well near south corner of house at the rear for runoff and sloped patio to promote drainage away from the house. (Bricks & Stones September 2021)
- new metal fencing (summer 2023)

New oil tank installed (2023)