



74 OLD BLUE ROCKS ROAD,  
GARDEN LOTS ~ LUNENBURG



**Recent Property Improvements:**

- May/22: House water piping completely replaced with new pex piping. Main water shutoff replaced with double ball valves. Basement laundry area created with new plugs, piping, Sani-Swift drain pump & laundry tub. Cost: \$1,450
- June/22: New Mitsubishi 48,000 btu Hyper-Heat series multi-zone ductless heat pump & 3 inside head units to cover 3 floors. (work completed by Rhynos) Cost: \$25,647
- July/22: New insulated thermal wooden attic access door with ladder. Cost: \$880
- Aug/22: House driveway doubled in size and re-gravelled. New longer culvert installed. Parking area around barn & workshop re-gravelled, 3 horse paddocks stone base laid, graded and re-gravelled. Cost: \$20,400
- Sep/22: New 100Amp electrical service installed. New outside feeds & inside panel. Also new 60Amp generator panel and outside generator plug. Whole house surge suppressor installed on main panel. (work completed by Mitchell Electrical) Cost: \$4,023
- Sep/22: New basement steel door & 2 basement thermal windows installed. Cost: \$1,850
- Oct/22: Basement stone walls repointed. Sill plates replaced where needed. Inside perimeter of basement floor dug up & drainage pipes installed. New concrete poured around perimeter. Basement walls spray foamed to seal & insulate. (work completed by FloodBusters) Cost: \$21,500
- Nov/22: New horse shelter built on upper paddock (easily converted to shed/garage for non-horse use). Cost: \$6,700
- Nov/22: New Garage insulated garage door & Lift Master door opener installed on workshop. Cost: \$5,285
- Dec/22: Workshop finished inside with insulation and new wall/ceiling cladding. Cost: \$1,300
- May/22: New stone sidewalk & stairs installed at side of house to back door deck. Side hill graded and covered with geo-textile fabric & large size river stone. Cost: \$9,250
- Jun/23: Upstairs North-East bedroom gutted to framing. Walls & ceiling insulated with close-cell foam to R20. New drywall & carpeting. New closet. Stairs also re-carpeted. Cost: \$6,610
- Oct/23: New French drain installed along driveway to channel run-off water to ditches. Cost: \$1,700
- Spring/24: Kitchen cupboards re-finished, kitchen painted, new countertop, new taps, rear entry way & bathroom painted. South wall of house repainted. Cost: \$2,400
- Jun/24: Basement stairs & walls repaired, ceiling installed, re-painted. Cost: \$400

**Total cost work completed: \$109,395**