



**ADAM & CINDY DIAL**  
Sales Associates, REALTORS®



## 95 DUFFERIN STREET Lunenburg, NS

### FEATURE SHEET

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**Built in 1936 for William Powers**  
**4 bedrooms**  
**2.5 bathrooms**  
**Total Living Area: 3480 sq ft**  
**Large 18,834 sq ft estate-like lot with mature trees**

#### Original Features Include:

- Cherry wood trim and doors
- Maple and Oak floors
- Coffered Ceiling in Living Room
- Built-in corner China cabinet in Dining room
- Original crystal doorknobs
- 3 working fireplaces
- Built in hot water Radiators
- Heavy gauge stainless steel countertops in kitchen
- Vintage butler's pantry
- main level laundry room
- Large Master with ensuite and walk-in closet
- Guest bedroom with large walk-out 12x18 deck
- All bedrooms with large lighted closets, some with built in drawers
- Bedroom doors with rare automatic felt dampening systems
- Main bath with vintage Italian glass tiles
- Large walk-in linen closet
- the original builder's blue prints
- 200+ feet of winding slate walkways and steps
- Double underground heated garage; all cement construction (floors, walls and ceiling) with 2 interior access doors
- Attic: 1386 sq ft developable attic space with high ceilings and full walk-up maple stairway.

#### Recent Maintenance:

- All roof surfaces reshingled in 2008 with high quality 35-year rated shingles.
- Exterior completely stripped and repainted with great attention to detail (2009-10).
- Large stone driveway wall repointed.

#### Recent Upgrades:

- All wiring (electrical, cable & phone) replaced in 2005.
- Large Double+ (35 foot wide) driveway repaved with 'road-grade' asphalt.
- Finished media room with newly installed (2010) DRIcore® subfloor and premium quality laminate.

#### Energy Efficiency & Insulation:

- Exterior walls insulated with original rockwool insulation.
- Attic floor insulation upgraded to R-40 with blown-in cellulose in 2008.
- Basement headers and walls were insulated in 2008.
- Living Room fireplace fitted with high-efficiency EPA certified insert.
- Insulated (R-19) auxiliary electric hot water heater installed in 2008 as a cost effective summer hot water source.

*\* 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.*

View this property online at: [www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)

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