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## 2676 HWY -332 Bayport, NS

### FEATURES & UPGRADES

**Building Age: approx. 200 years**

**3 bedrooms | 2.5 bathrooms**

**Total Living Area: 2400 sq ft**

**Lot size: 2.28 landscaped acres**

#### Original Features Include:

- Original wide plank softwood flooring (living room, hallways, boot room & main bath all refinished in 2010)
- 24" single board hemlock wainscoting
- Exposed hand-hewn beams, rafters and collar ties
- Built-in Dining Room cabinet
- Original doors & hardware
- Original window and door trims
- 200 year old post-and-beam barn with original stone hearth

#### Modern Features Include:

- Propane stove in Living Room
- Main level powder room off Dining Room
- Skylights in Guest Bedroom and Office, and Barn loft
- Large main level Master Bedroom with 4-pc ensuite and walk-in closet w/ laundry
- Interlocking brick garden patio
- Alarm System

#### Recent Maintenance & Upgrades:

- Kitchen Updates: New cork flooring, glass tile backsplash, laminate countertops, sink & faucet (2011)
- New stainless steel kitchen appliances: Kitchen-Aid 'side-by-side' refrigerator, Maytag propane range, Electrolux dishwasher, Broad Allure® range hood (2009)
- New LG-Tromm front loading washer & dryer (2009)
- Interior completely repainted (2010-11)
- Exterior completely repainted (2008)

#### System Upgrades:

- Completely rewired, 200 Amp electrical service (Barn with separate 60 Amp panel)
- All plumbing replaced
- UV light installed
- Basement/Foundation: Complete repointing of granite stone walls, poured cement floor w/ perimeter drainage installed
- New oil tank (2009)
- New hot water heater (2009)

#### Energy Efficiency & Insulation:

- Exterior walls, rafters and ceilings fully insulated
- VENMAR Heat Exchanger
- All windows replaced with thermal pane inserts

\* 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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