



**352 Lincoln Street**  
**LUNENBURG, NS**

**MLS®:** 60061587

**Bedrooms:** 2

**Bathrooms:** 2 full

**TLA:** 1350 sq ft

**Lot Size:** 2153 sq ft

**Heating:** Oil Furnace, Forced Hot Air,  
Electric Baseboard

**Additional Features:** Main level full bath, new custom kitchen w/ stainless appliances, large deck with pergola, front loading washer & dryer (new in fall 2009), new wiring, insulated.

**Price:** **\$218,500**



An Old-Town charmer with lots of updates. Small but sweet and lovingly renovated with two bright bedrooms & two full baths (one conveniently located on the main level). Original staircase, refinished softwood floors & period trim work. Enjoy the new custom kitchen with stainless-steel appliances and lots of storage. A new sunroom addition opens onto a large side deck with pergola and overlooks an easy maintenance yard & garden. Just 2-blocks to the post office or the waterfront.

*Wonderful property...wonderful price!*



**This Distinctive Property Represented by:**



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## UPDATES & RENOVATIONS



**2001-02:** Complete gut of main house, structural improvements to framing and sills, reconfiguring of room layout/floorplan; complete rewire/insulation & vapor barrier/gyrock; main bath renovated; new furnace & oil tank.

**2004-07:** Refinishing of original pine flooring and addition of new pine flooring; mansard roof re-shingled.

**2009-10:** Dilapidated rear ell demolished; new sunroom addition constructed with full bath; west-side foundation raised; new custom kitchen; new rear deck with pergola; back yard landscaping; exterior repainted.

