# 52 PELHAM STREET
**Lunenburg**

An elegant Victorian townhouse

## Recent Renovations & Upgrades

**2016:**

- Roof reshingled with architectural shingles
- Electrical Upgrades – new breaker panel (200 Amp), wiring updates
- New fibreglass oil tank
- New rain gutters & downspouts
- New fence with cement post footings
- Installed new Vermont Castings Intrepid woodstove
- Custom roller blinds installed (2016 – 2019)

**2017:**

- Renovated 3rd floor Bathroom
- New custom-built Laundry/Linen Storage cabinetry
- New heated towel bar
- Installed custom cabinetry in Primary Bedroom 'walk-thru' closet

**2018:**

- Renovated Kitchen
- New Pine plank flooring laid with traditional square nails
- New appliances – fridge, stove, microwave/rangehood
- New main floor Powder Room
- Rebuilt back verandah (with Big Foot footings)
- Insulated house exterior walls (blown-in cellulose), attic (fibreglass & cellulose), and lower-level floor (spray foam)

**2019:**

- Replaced railings and spindles on side verandah & stairs to garden
- House Exterior: scraped, sanded, primed and painted
- Exterior trim repairs including new window flashings on harbourside windows and eaves return repair on southeast corner of house.
- Replaced last of the remaining original windows

**2020:**

- Side verandah decking sanded and sealed with Sasco saturated deck stain

**2024:**

- New storm door (verandah entry)

**2025:**

- New oil-fired hot air furnace
- New chimney liner (for furnace flue)
- New washer & dryer
- New dishwasher

** 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.*