

## **50 WEST MAIN STREET, Hillsborough, NH**

Professionally Restored Queen Anne Victorian Painted Lady circa 1898

Located in Historic Downtown Central Business District perfect for Professional Space

2,500 SQFT, 4 bedrooms - 2 down and 2 up - upstairs set up for in-law or rental apartment (was two-family for many years prior to our ownership since 2000). All utilities remain separate, private entrance & separate offstreet parking for both. Original woodwork and maple floors throughout. Dramatic stained glass foyer with ornate newel post & period lighting. Original tin ceiling in kitchen.

Other features:

- Additional 1,200 SQFT basement shop with 9' ceilings.
- Additional 20' x 30' 3-Story attached Carriage House.
- Very private backyard with brook & pond running through & mature trees.

Some Restoration since 2000

- All exterior surfaces repaired and painted with a five color Victorian scheme
- All knob and tube wiring abated and updated to code with 200 amp service
- All cast iron heating pipes abated and updated with copper
- All brass water pipes abated and replaced with copper
- Major tin roof repair
- Exterior decks & catwalk to barn replaced
- Original 100' Gingerbread balustrade replaced & scaled to code
- Brick foundation repointed
- Perimeter drainage reengineered and graded with crushed granite and French drains
- Window sashes reglazed (approximately 80 sashes from 40 windows)
- New interior basement staircase installed
- Custom Kitchen remodel
- Custom Bath remodel
- Insulate first floor joists (basement ceiling)
- All interior surfaces skim coated and painted
- Most ceilings replaced
- Refinish hardwood floors

**Contact: Steve & Marcy Berenato – 603.464.9571**