

ENGEL & VÖLKERS®

136 Empire Street  
Bridgewater, Nova Scotia



4 BEDROOMS, 2 BATHROOMS | 2,193 SQ. FT



# 136 Empire Street

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4 BEDROOMS | 2 BATHROOMS | 2,193 SQ. FT

Welcome to this mid-century Swiss Chalet A-frame with 2,193 sq ft of finished space, 4 beds, and 2 full baths. Set in a desirable Bridgewater neighborhood close to schools, parks, and shopping, this unique property blends timeless character with a beautifully renovated lower level. The main level features a grand Living Room with soaring timber beams, cedar cathedral ceilings, and a brick fireplace with a wood stove insert. Beautiful cedar spiral staircases serve as a stunning focal point, tying the levels together. The kitchen has warm birch cabinetry and flows into a bright dining zone. From the main-floor bedroom, slide open the doors to a large covered back deck extending the full length of the home. A full bath completes this level.

Upstairs, the loft boasts two whimsical A-frame bedrooms with unique lines and custom tongue-and-groove cedar. The walk-out lower level has been completely redone! Fully insulated for peak efficiency, it features all-new framing, flooring, electrical, and natural lumber ceilings. The sprawling lower bedroom is a private retreat featuring a second brick fireplace with a wood stove insert. This level offers a new 4-piece bath, laundry room, direct access to the attached garage, and a den with a floor drain for ideal kitchenette potential.

Offering unparalleled convenience and safety, the home features 7 independent exits/entrances, including a dedicated lower exterior door and main walk-out. This versatile layout provides seamless potential to easily convert the lower level into an independent family suite or second unit. Outside, the fenced backyard is beautifully framed by a dense row of tall, slender cedar trees for ultimate privacy. Enjoy comfort with three separate heating sources: an oil furnace, electric baseboards, and two wood fireplaces. This exceptionally rare find is a must-see for buyers seeking stand-out architectural character, multi-generational living, or second-unit potential.



# Property Features & Upgrades

## Quick Reference Property Specifications

- Total Gross Footprint: 2,587 sq. ft.
- Finished Living Area: 2,193 sq. ft.
- Attached Garage Area: 235 sq. ft.
- Configuration: 4 Bedrooms, 2 Full Bathrooms
- Heating Sources: Oil Furnace, Electric Baseboards, Two Wood Fireplace Inserts

## Room Configuration by Level

- Loft / Upper Level: Two whimsical A-frame bedrooms featuring unique architectural lines and custom tongue-and-groove pine.
- Main Level: Grand Living Room, kitchen, dining zone, one bedroom, one full bathroom, and direct access to the full-length covered deck.
- Walk-Out Lower Level: Luxury primary bedroom suite, finished den with kitchenette potential, new 4-piece bathroom, dedicated laundry room, storage/utility room, and direct interior access to the attached garage.

## Architectural Character & Core Structural Features

- Mid-Century Swiss Chalet Design: A beautifully maintained, authentic A-frame home showcasing exposed timber beams and soaring tongue-and-groove pine cathedral ceilings.
- Dual Stacked Spiral Staircases: Beautiful pine spiral staircases serve as a stunning structural focal point, seamlessly connecting all three levels of the home.
- Unparalleled Convenience and Safety: Features exactly 7 independent entrances and exits across the property for maximum safety and ease of access. Includes a dedicated lower exterior door with a new digital keypad lock code, direct internal access to the attached garage, and a main walk-out.





### **Premium 2026 Lower-Level Renovation**

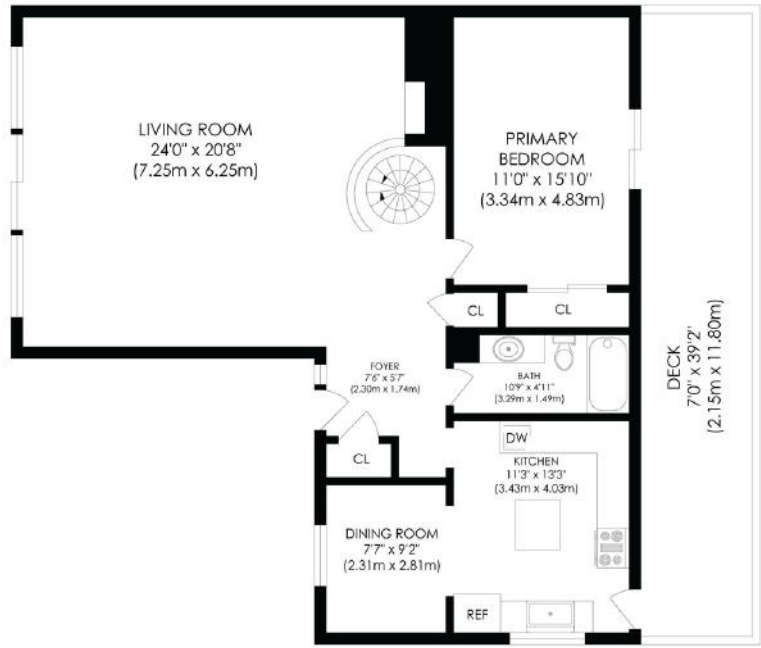
- **Top-to-Bottom Overhaul:** The lower level was completely transformed this year with all-new framing, drywall, modern flooring, fresh paint, and updated electrical outlets.
- **Maximum Energy Efficiency:** The entire lower level was fully re-insulated down to the studs during the renovation for peak thermal performance.
- **Luxury Primary Retreat:** The sprawling lower bedroom features beautiful natural lumber ceilings centered around a brick fireplace with a wood stove insert.
- **In-Law Suite or Kitchenette Potential:** A large lower-level den features a built-in floor drain, providing a seamless setup to easily add a wet bar or kitchenette for a fully independent family suite.

### **Upgraded Plumbing & Mechanical Systems**

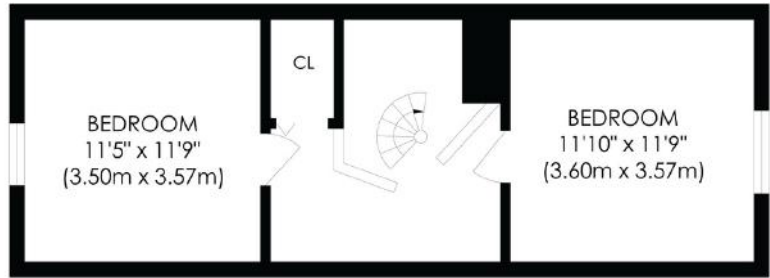
- **Lower Bathroom Complete Rebuild:** Fully renovated to a stunning 4-piece bath featuring entirely new plumbing lines, brand-new framing insulation, and commercial-grade mold-resistant cement backer board behind the walls.
- **Plumbing Stop-Valve Installation:** A dedicated main water line stop-valve was installed in 2026 for localized safety and effortless maintenance.
- **High-Tech Sump Pump System:** Installed in May 2024 by Jake's Mechanical for \$5,550 dollars. This ultra-quiet system features an advanced flood protection profile and a self-charging 8-day battery backup system.
- **Insulated Water Heater:** Premium Rheem water heater upgraded and fully insulated on July 12, 2021.
- **Heating Reliability:** A well-maintained 2012 oil furnace serves as the central heating system, offering reliable performance.



Main Floor



2nd Floor



Basement





## Custom Electrical & Ventilation Upgrades

- **Switch-Linked Living Room Outlets:** A custom electrical layout on the left side of the main living room links 4 separate wall outlets directly to one wall switch for effortless control of lamps or media systems.
- **Dual-Bathroom Ventilation Upgrades:** Brand-new high-efficiency exhaust fans were professionally installed in both bathrooms in 2022 to ensure excellent moisture control.
- **Upgraded Outlets:** Features updated electrical wiring and a modernized outlet layout in the upstairs bathroom completed in 2022, along with an upgraded high-capacity outlet in the main-floor bedroom.

## Exterior & Backyard Oasis

- **Natural Living Screen:** The backyard is fully fenced and beautifully framed by a dense row of tall, slender pine trees, creating an exceptional level of natural privacy and a safe environment for pets and children.
- **Full-Length Covered Deck:** A massive covered back balcony extends the entire width of the home, fully sheltered by the deep alpine roof overhang for year-round, open-air enjoyment. It is accessed directly via sliding doors from the main-floor bedroom.
- **Solid Wood Balcony Steps:** Brand-new wooden steps were installed in 2020, connecting the upper balcony deck directly down to the lawn.
- **Attached Garage and Workshop:** Built-in under-house single garage features concrete block walls, a poured concrete floor, an upgraded garage door, and ample dedicated space for a seasonal vehicle or robust home workshop.

## Optimal Comfort: 3-Source Heating Redundancy

- **Flexible Climate Control:** Enjoy absolute comfort and custom budgeting with three independent heating sources throughout the home: a central oil furnace, zoned electric baseboards, and two cozy wood-burning fireplaces with high-efficiency inserts.

## Premier Bridgewater Location

- **Desirable Neighborhood:** Nestled in a family-friendly, established area just minutes away from local schools, public parks, shopping plazas, and vibrant downtown amenities.
- **A Rare Market Find:** An absolute must-see property for buyers who appreciate stand-out architectural character, as well as those seeking multi-generational living, an independent family suite, or second-unit potential close to everything Bridgewater has to offer.

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