

# 37 HEDGE ROW

*~ Mahone Bay, Nova Scotia ~*



*~ Hidden Oasis in Mahone Bay ~*

*Quiet and tranquil Hedge Row is a hidden oasis just steps from all the shops, restaurants and services of Main Street Mahone Bay. Sitting proudly on the cozy little street is this charming heritage home on a generous town lot of 8600+ sq ft.*

**\$ 289,000**



*Showcasing All Properties in Nova Scotia*





A welcoming front entrance bay introduces your to an interior that is fresh and bright with excellent flow through the main living areas.

The house is thoughtfully updated with many period elements including wide trim, mouldings and baseboards, a finely detailed staircase & railing, and beautifully refinished wide plank pine flooring upstairs and down.



The expansive and open living/dining room adjoins a cozy sun room addition at the rear where a patio doors lead to a large south-facing back deck.



The brand new kitchen is just waiting for its first *Chef-in-Residence* and enjoys access to the outside via a rear mudroom with powder room.



A generous bed/sitting room with lots of built-in closet space is also conveniently located on the main level and would function just as well as a family room or study.





The exterior of the house has been well-maintained with much of its original period ornamentation intact.

The large back yard enjoys a southern exposure...the perfect place to enjoy sunny afternoons on the deck.

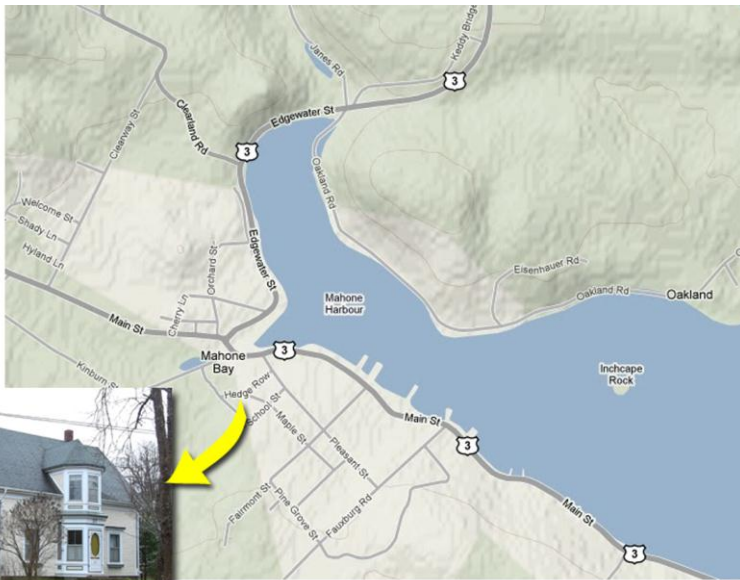
Upstairs, there are 3 good sized bedrooms, main bath, and a handy laundry room/linen closet. The master bedroom, on the sunny side of the house, enjoys a generous walk-in closet.

The spacious upper hall also provides for a wonderful reading nook and window seat in the dormer at the front of the house.



A perfect complement to the charm of this home is the charm of its location. 37 Hedgerow is just a short walk from quiet Jubilee Park where one can enjoy year round access to walking trails, a summer swimming pool, tennis courts and children's playground, and in winter, Jubilee Pond offers old-fashioned family skating. Highly regarded Bayview Community School is within walking distance and services grades primary through 9. And for commuters, access to Highway 103 is only minutes away with metro Halifax just under an hour's drive.





Main Floor	
Living/Dining Room	24' x 11'
Kitchen	13.5' x 11'
Sunroom/Den	14' x 11'
Bed/Sitting Room	11' x 10'
Powder Room	4.5' x 3'
Foyer	16.5' x 4'
Mudroom	8' x 4'
Second Floor	
Master Bedroom	13.5' x 11'
Walk-in Closet	10' x 4'
Bedroom	12' x 11'
Bedroom	11.5' x 11'
Main Bath	10' x 6.5'
Laundry/Linen	7' x 5.5'
Hall/Dormer Sitting	6' x 4.5'

And if you think historic Mahone Bay is a sleepy little community, think again, this is one of the province's most vibrant havens for artists, craftsmen, and boaters...its colourful festivals bring excitement to the town in every season: *The Mussel Festival in May, The Mahone Bay Regatta in August, the Scarecrow Festival - complete with "pumpkin walk" - in September, and the Father Christmas festival in December, to name a few.*

The Mahone Bay Centre hosts a variety of community arts, culture and recreation services, in addition to the popular Mahone Bay Farmers' Market. For recreational walking, the former railway tracks have been converted to wonderful walking trails through the woods. For music enthusiasts, the Mahone Bay Summer Concerts Society. presents "Music at the Three Churches", a classical music series through the summer months.

One thing that many don't realize is that an address on Hedge Row in a village like Mahone Bay is special in that you can walk to the grocery store, doctor's office, pharmacy, and post office. In other words, you can leave you keys and go without getting into the car for days on end.

**Lot Size:** 8640 sq. ft.

**Total Living Area:** 1852 sq. ft.

**Bedrooms:** 4

**Bathrooms:** 1-full, 1-half

**Heating:** electric baseboards

**Assessment:** \$190,500 (2010)

**Water:** municipal

**Sewer:** municipal

**Inclusions:** all appliances: fridge, stove, dishwasher, washer & dryer

**This Distinctive Property Represented by:**

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