



MLS Client View - RESIDENTIAL

MLS #	201920001	Number of Bedrooms	4
PID #	60376621	Master On Main Floor?	
Additional PID		Full Baths	3
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	194
Listing Price	\$445,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	2,214
Address	403 Main Street	Square Footage (MLA)	2,214
	Mahone Bay NS B0J 2E0	Building Dimensions	38.6 x 30.6 + 8 x 8.4
Style	Detached	Lot Size	15,069 sq ft (.35 acres)
		Garage	No
		Waterfront	No

Directions to Property

TOWN OF MAHONE BAY: Main Street just .4km up from the intersection of Edgewater and Main Streets at the War Memorial Monument. Realty sign posted.

Closing Date

General Property Information:

Water Frontage		Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Meas		Middle/Jr School	Bayview Community School	Living Room	Main Floor	17 x 15.1
Water Frontage		High School	Park View Education Centre	Kitchen	Main Floor	17.2 x 16
Units		Fr Imm Elementary School	Centre scolaire de la Rive Sud (P -12)	Dining Room	Main Floor	14.4 x 12.11
Inclusions	fridge, stove, dishwasher, washer & dryer, window treatments, custom forged curtain rods in LR & DR	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P -12)	Bedroom	Main Floor	(Den/Office) 11.11 x 6.10
Condo Info		Fr Imm High School	Centre scolaire de la Rive Sud South Shore Waldorf School	Bath 1	Main Floor	8.2 x 6.4 (3-pc)
Monthly Condo Fee		Other		Foyer	Main Floor	8.1 x 5.2
Condo Fee Includes		Garage Details		Mud Room	Main Floor	10 x 7.1
Plus Den Y/N		Parking Details	gravel driveway	Master Bedroom	2nd Level	7.8 x 7.4
In Suite Laundry		Rental Income		Ensuite Bath 2	2nd Level	14.10 x 14.7 + 9.5 x 7.1
Pet Friendly		Mobile/Mini Info		OTHER	2nd Level	7.1
		Mobile/Leased Land Fees		Bedroom	2nd Level	12 x 5 (3-pc)
		Mobile/Mini Make		Bedroom	2nd Level	Walk-in Closet - 9.5 x 5
		Land Status		Ensuite Bath 3	2nd Level	5
		Pet Friendly		OTHER	2nd Level	14.11 x 12.4 (less jog)
						11.9 x 11.6 + 6.6 x 5 10.7 x 5.3 (3-pc)

Property Overview

If you love early capes you'll be smitten with this one! Built around 1825 by William Kedy, this fine home would have been quite a showpiece in its day. Immaculately maintained with most of the original architectural elements intact, roughly 2 centuries later it remains one of the finest heritage homes in Mahone Bay. But this is not just a historic relic...not by a long shot! This is a modern home, fully updated and comfortable without compromising the architectural integrity or soul of the home. Beautifully proportioned principle rooms and high ceilings defy the notion that old Capes are dark and cramped...not so here. The light filled interior is a delightful collaboration of authentic period detailing and contemporary comfort. Wide plank flooring, single plank wainscoting, original doors & mouldings, the massive hearth & built-in cupboard in the cozy keeping room, and the curving staircase are some but not all of its surviving features. For modern convenience there's a full bath & laundry plus a small guestroom on the main level. The upstairs features 3 large bedrooms including 2 with ensuite, an upgrade we think even William Kedy would have approved. The house is set slightly back off the street surrounded by perennials on a good sized lot with plenty of room to expand the gardens or perhaps build a garage. Centrally located, you're a stone's throw from the waterfront & amenities of Mahone Bay. Arguably one of the most recognized homes in a town blessed with a rich built heritage...if you're like most, you've probably admired this handsome homestead for years as you pass by on Main Street. Don't stop at 'Smitten'...Now's your

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	1.5 Storey, Cape Cod	DRIVEWAY/PARKING	Gravel
PROPERTY SIZE	Under 0.5 Acres	FEATURES	Ensuite Bath, Wood Fireplace
BASEMENT	Full, Undeveloped, Walkout	APPLIANCES INCLUDED	Range - Gas, Dishwasher, Dryer, Washer, Refrigerator
FOUNDATION	Stone	RENTAL EQUIPMENT	NONE
EXTERIOR FINISH	Wood Siding	LAND FEATURES	Landscaped, Level, Year Round Road
ROOF	Shakes	COMMUNITY FEATURES	Park, Playground, School Bus Service, Shopping, Marina, Place of Worship
FLOORING	Softwood		
HEATING/COOLING TYPE	Baseboard, Fireplace, Forced Air, Furnace		
FUEL TYPE	Electric, Oil, Wood		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindv@reddoorrealty.ca
RED DOOR REALTY - 16940

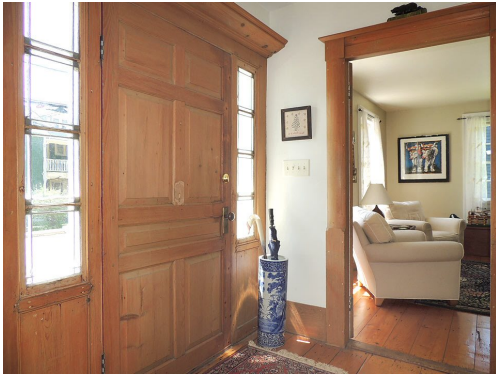
Listing Office RED DOOR REALTY - 16940



MLS # 201920001
List Price \$445,000
Status: ACT
Class: RE

Address 403 Main Street
Community MAHONEBAY
Province NS
Postal Code B0J 2E0

Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



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