

## Client View - Residential



MLS #	<a href="#">202414577</a>	# of Beds	2
PID #	60373131	Primary On Main Floor?	
Add'l PID		Full Baths	2
Listing Status	<b>ACTIVE</b>	Half Baths	0
Selling Price		Building 1:	Year Built Unkn Yes
Address	48 Maple Street Mahone Bay NS B0J 2	Total Fin SqFt (TL)	1,900
		Square Footage (	1,900
County	LUNENBURG	Building Dimensic	31.6 x 25.6 + 18.5 x 14
Type	Single Family	Lot Size	
Style	Detached	Garage	N
Waterfront	N	Garage Details	
Frontage			
Prop Knwn As/Bdy of W	Mahone Bay	Parking Details	paved driveway
Restr/Prot Covenants	N	Zoning	RES
New Construction	N	Rental Incorr	PTL
Construction Status			

**Listing Price \$644,000**

[Virt Tour URL](#)

[Add'l Virt](#)



### Directions to Property

TOWN OF MAHONE BAY: From Main St, turn onto Pleasant St and continue 125m then turn right onto School St. Drive 1 block then turn left onto Maple. Civic #48

### Property Overview

Feeling nostalgic? Here's a scene sure to evoke fond memories...a gracious century home on a quiet tree-lined street, a white picket fence & covered verandah, & the sound of church bells on Sundays. All reminiscent of a time when a house meant a 'Home'. Well, you don't have to go back in time to enjoy this enviable lifestyle. This lovely Mahone Bay century home offers all of the above & more. Within the 1900 sf of living space you'll also find original features galore, including refinished wood floors, high ceilings, a welcoming foyer w/ handsome staircase, & beautiful woodwork throughout. Generous principal rooms offer an 'almost' open concept living-dining-kitchen area. The Living Room features a propane fireplace & deep bay w/ window seat. Just off the Kitchen is a handy 3-pc bath/laundry & easy access to the back patio via the back mudroom. Also on the main floor is a true flex room which has served over the years as an office, TV room/den and main floor bedroom (with main floor full bath just down the hall). Upstairs, the generous upper landing is a perfect spot for your office nook or comfy sitting area. There are 2 large Bedrooms, including the Primary w/ walk thru closet, and a pretty 4-pc family bath. Outdoor spaces are equally wonderful. A large fully fenced yard wraps around the house with a mix of fruit trees & flowering shrubs, and a patio area for the BBQ & outdoor entertaining. A large shed & paved driveway complete this tidy package. Recent improvements include insulation (exterior walls & basement), complete interior repainting, granite countertops, all new appliances, new custom

### Room Sizes

<b>Living Room</b>	<b>Main Floor</b>	<b>13.6 x 13.6 + 7.2 x 4.1</b>	<b>Bath 2</b>	<b>2nd Level</b>	<b>9.3 x 5.11 + 6.2 x 5.1</b>
<b>Dining Room</b>	<b>Main Floor</b>	<b>14.9 x 10.4</b>	<b>OTHER</b>	<b>2nd Level</b>	<b>Landing / Sitting: 11.8 x 10.5</b>
<b>Kitchen</b>	<b>Main Floor</b>	<b>13.7 x 11.4</b>			
<b>Den/Office</b>	<b>Main Floor</b>	<b>15 x 13.6</b>			
<b>Foyer</b>	<b>Main Floor</b>	<b>15 x 10.6 less jog</b>			
<b>Laundry/Bath</b>	<b>Main Floor</b>	<b>7.11 x 5.7 (3-pc)</b>			
<b>Mud Room</b>	<b>Main Floor</b>	<b>5.6 x 5.3</b>			
<b>Primary</b>	<b>2nd Level</b>	<b>13.4 x 12.11</b>			
<b>Bedroom</b>	<b>2nd Level</b>	<b>Walk-thru Closet: 9.2 x</b>			
<b>OTHER</b>	<b>2nd Level</b>	<b>4</b>			

### Condo

### Mobile/Mini

### Schools

<b>Elementary School</b>	Bayview Community School	<b>Fr Imm Elementary School</b>	<a href="#">Bluenose Academy (Pr - Grade 9)</a>
<b>Middle/Jr School</b>	Bayview Community School		
<b>High School</b>	Park View Education Centre	<b>Fr Imm Middle/Jr School</b>	<a href="#">Bluenose Academy (Pr - Grade 9)</a>

BUILDING STYLE	<b>2 Storey</b>
PROPERTY SIZE	<b>Under 0.5 Acres</b>
BASEMENT	<b>Full, Undeveloped, Walkout</b>
FOUNDATION	<b>Stone</b>
EXTERIOR FINISH	<b>Wood Shingles</b>
ROOF	<b>Asphalt Shingle</b>
FLOORING	<b>Hardwood, Softwood</b>
HEATING/COOLING TYPE	<b>Baseboard, Fireplace, Forced Air, Furnace</b>
FUEL TYPE	<b>Electric, Oil, Propane</b>
WATER SOURCE	<b>Municipal</b>
SEWAGE DISPOSAL	<b>Municipal</b>
UTILITIES	<b>Cable, Electricity, High Speed Internet, Telephone</b>

GARAGE	<b>None</b>
DRIVEWAY/PARKING	<b>Paved</b>
STRUCTURES	<b>Deck, Patio, Shed</b>
FEATURES	<b>Propane Fireplace</b>
APPLIANCES INCLUDED	<b>Stove, Dishwasher, Dryer, Washer, Refrigerator, Wine Fridge</b>
RENTAL EQUIPMENT	<b>Propane Tank</b>
LAND FEATURES	<b>Landscaped, Level, Fenced, Year Round Road</b>
COMMUNITY FEATURES	<b>Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship</b>



### COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

[cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

Red Door Realty(Lunenburg)



Listed [Red Door Realty\(Lunenburg\)](#)

The above information is from sources believed reliable but should not be relied upon without verification.

**MLS #** [202414577](#)  
**List Price** \$644,000  
**Status:** ACT  
**Class:** RE

**Address** 48 Maple Street  
**Community** MAHONEBAY  
**Province** NS  
**Postal Code** B0J 2E0

**Listing Office:**  
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.

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Address 48 Maple Street

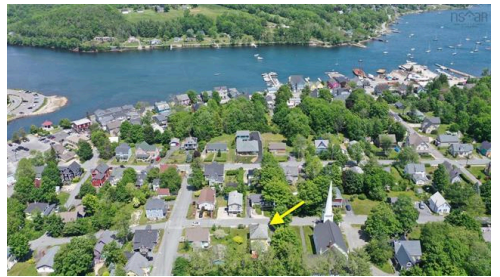
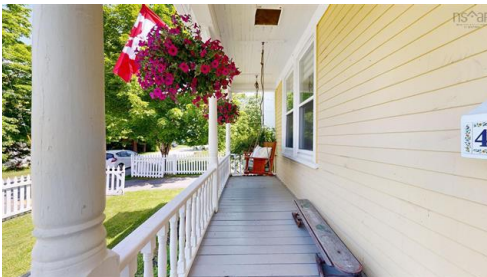


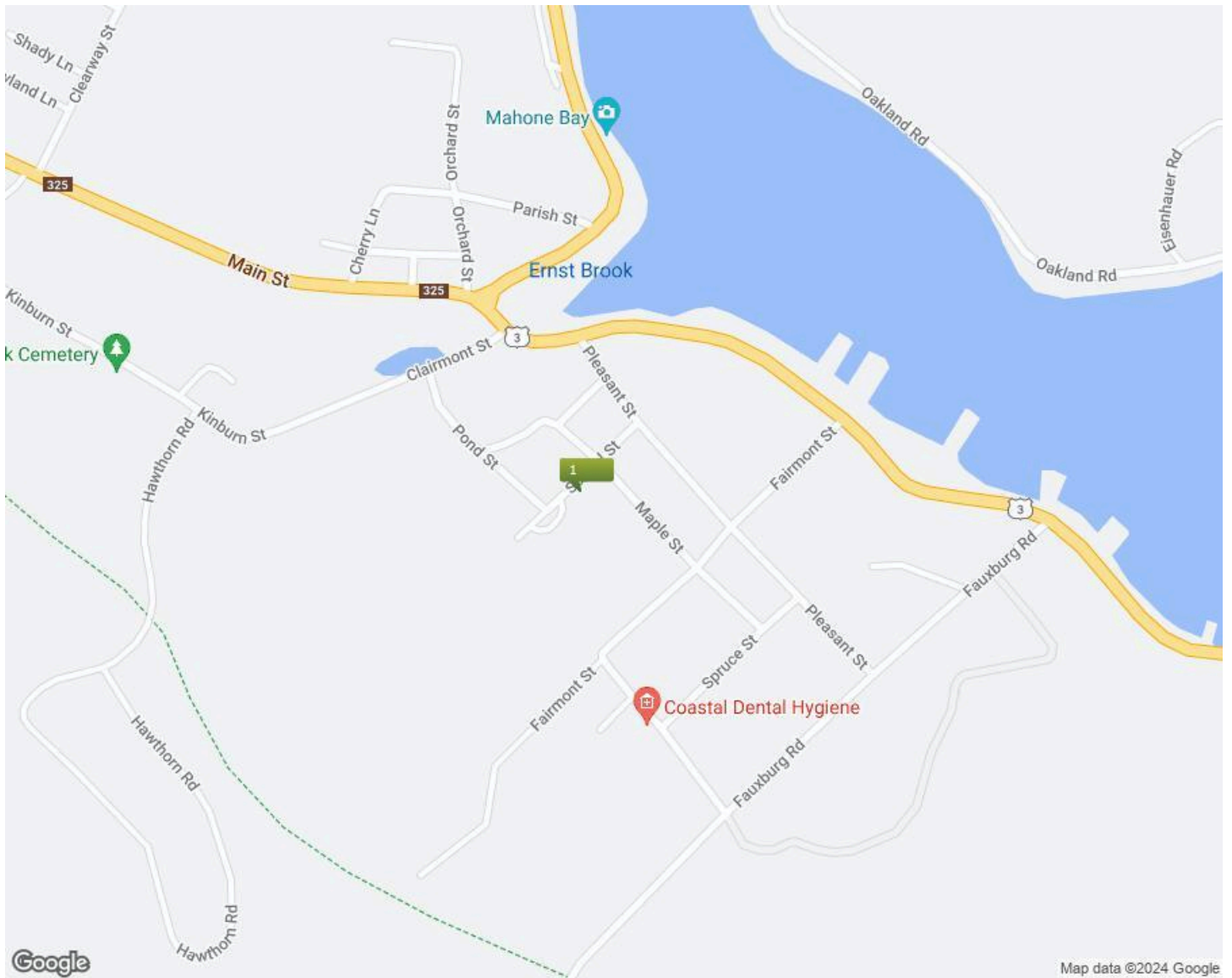
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Address 48 Maple Street



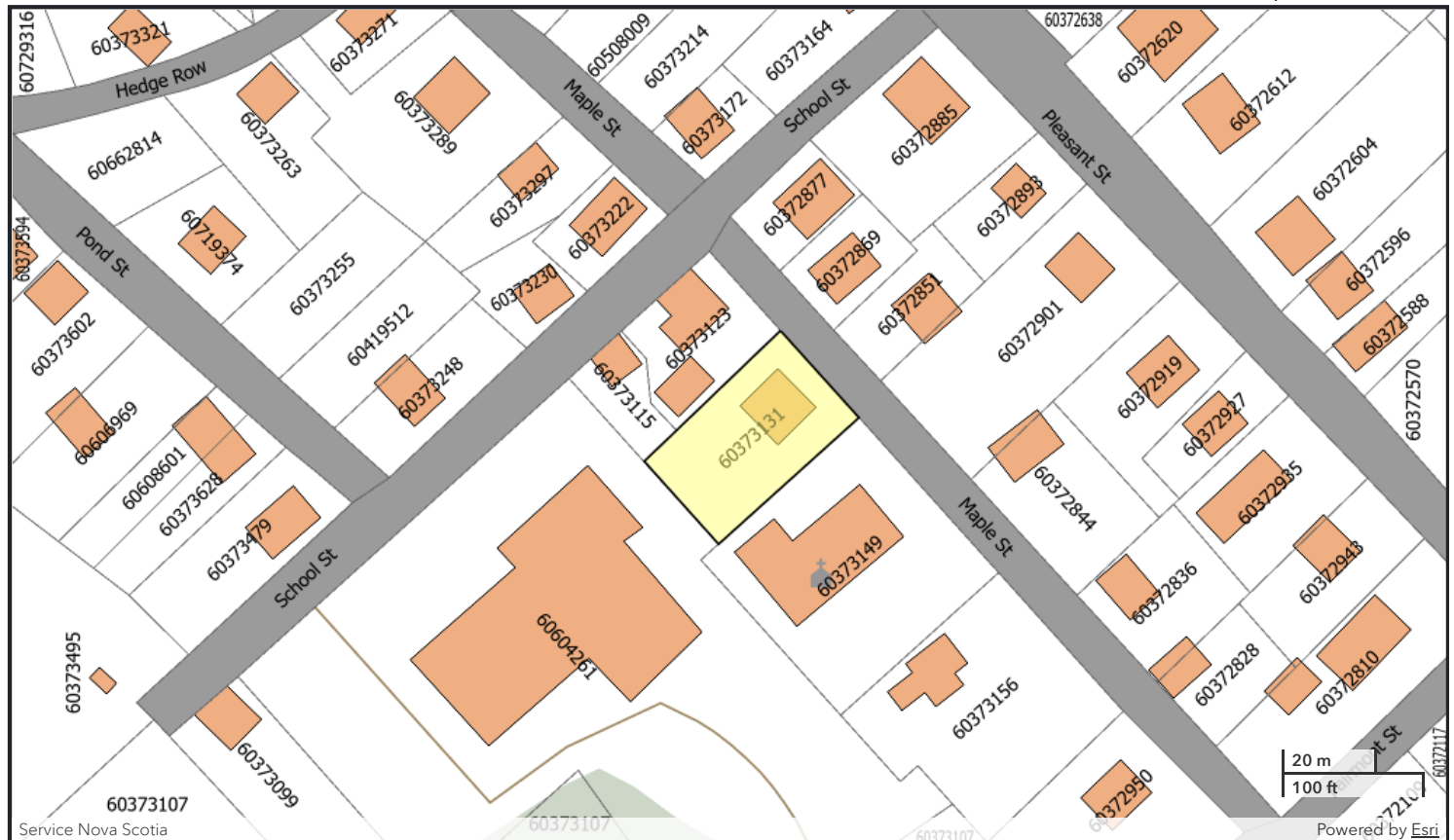






# Property Online Map

Date: June 19, 2024 10:02:20



<b>PID:</b>	60373131	<b>Address:</b>	48 MAPLE STREET MAHONE BAY	<b>AAN:</b>	04089456
<b>County:</b>	LUNENBURG COUNTY	<b>Owner:</b>		<b>Value:</b>	\$421,600.00 (2024 RESIDENTIAL TAXABLE)
<b>LR:</b>	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

### Property Online Version 1.0

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