



Price: \$259,000	MLS® #: 60664257
Status: Active	
Legal Descr.: THE QUINLAN	
Address: 476 MAIN ST # 208	
City: MAHONE BAY, BOJ 2E0	
Prop known as: FULLY FURNISHED `TURN-KEY` CONDO	
Side of Road:	District: SS DILUN
Lot Size: 1.3 ACRES	Sub-Dist: B2
Shore Frontage:	Zoning: RES/CONDO
Sq. Footage (MLA): 1,198	Sec. School: PARK VIEW EDUCATION
Total Fin SqFt.(TLA): 1,198	Elem Schl: BAYVIEW SCHOOL
Building Dimensions: CONDO	
Possession: NEGOTIABLE	

Overview Convenient Condo-Living in the heart of pretty Mahone Bay, less than an hour from Halifax. Tucked peacefully away from Main Street Suite 208 at The Quinlan is a spacious corner unit featuring a fabulous covered wrap-around balcony overlooking lawns & mature trees. Contemporary design, 2 bedroom/2 bath (incl Master w/ walk-in closet & ensuite), custom Kitchen, open Living/Dining area. Lots of additional storage space, including a handy Laundry/Utility Room. Air-conditioned w/ 5 appliances, and offered FULLY FURNISHED (ask for Chattels List). Everything is in 'just like new' condition -- just pick up your keys and settle in! 5 year-old complex, solid concrete construction, security access, underground parking, elevator, designer lobby & multi-purpose/amenities room. Easy 2 minute stroll to the bustling downtown, famous for its one-of-a-kind shops, popular seasonal festivals, and picturesque harbour that is alive with boats in summer. (Resale unit, so no HST on top of purchase price!)

Directions Main Street Mahone Bay, tucked behind "Suttles & Seawinds". Look for "The Quinlan" sign and driveway off Main Street.

Type: Condominiums	Heating: Electric, Baseboard, Heat Pump	Exterior: Shingles, Stone, Masonite/Colour Lock
Style: Contemporary, Condo Apartment	Garage Type: Heated, Parking Space(s), Underground	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Full
Property Size: 1.0 -2.99 Acres	Sewer: Municipal	Features: Deck/Patio, Elevator, Wheelchair Access, Central Air, Intercom, Fireplace(s), Ensuite, HRV (Heat Recovery Ventilator)
Land Features: Cleared, Level, Stream/Pond, Wooded/Treed, Landscaped	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Year Round Road	Rental Equipm.: None	Flooring: Carpet, Ceramic/Porcelain, Engineered Hardwood

Inclusions All Appliances (Fridge, Dishwasher, Microwave, Washer and Dryer) All Furniture and most Accessories, excluding Artwork and some Rugs. ***SEE DOCS AREA for detailed `Chattels List`***

Exclusions ***SEE CHATTELS LIST for a list of excluded items.

Bedrooms: 2	Sign: No	HST: NO	Garage: Yes	Gar.Details: SECURE, UNDERGROUND, HEATED
Bathrooms: 2 \ 0	Lockbox: Yes	PCDS: Yes	Water Access: No	Water:
Rental Income: NO	Road: Public	Matrim.: :		
Building Age: 5	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18.2 X 15.8	MAIN FLOOR	OTHER	7.7 X 5 (WALK-IN)
MAIN FLOOR	DINING ROOM	11 X 10.2	MAIN FLOOR	BEDROOM	12.5 X 9.10
MAIN FLOOR	KITCHEN	11 X 11.2	MAIN FLOOR	BATH (# pieces 1-6)	8 X 5 (4PC)
MAIN FLOOR	MASTER BEDROOM	13.8 X 11.2	MAIN FLOOR	LAUNDRY	7.7 X 7.2
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	9 X 5.9 (3 PC)	MAIN FLOOR	FOYER	7.2 X 6.10

Betterment Charges:

Condo Fee: **306.86** Condo Corp #: **22** Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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