



Price: \$325,000	MLS® #: 60174703
Status: Active	
Legal Descr.: INCLUDES PID 60409315	
Address: 9254 HWY 3	
City: MADERS COVE - MAHONE BAY, B0J 2E0	
Prop known as: MAHONE BAY HARBOUR	
Side of Road:	
Lot Size: 41,613 SQ FT (.96 ACRES)	District: SS DILUN
Water frontage:	Sub-Dist: B3
Sq. Footage (MLA): 1,298	Zoning: RURAL-RES
Total Fin SqFt.(TLA): 1,298	Sec. School: PARK VIEW EDU CENTRE
Building Dimensions: 32.3 X 24.3	Elem Schl: BAYVIEW / SS WALDORF
Possession: NEGOTIABLE	

Overview Just 60 years young, this home overlooking Mahone Bay Harbour was built with all the spirit & character of an early Cape, but without the maintenance woes. Tucked nicely into the hill with a perimeter of mature trees, the outdoor spaces are delightfully private and a matching cedar shingled garden shed contributes to the country setting. Sit and enjoy spectacular ocean views from the house-wide verandah. Inside, find wonderful wide plank floors throughout, a generous Living/Dining room w/ woodstove & windows on 3 sides, handy half bath just inside the back door, plus a lovely den/office that could serve as an occasional bedroom. Upstairs, 2 bedrooms enjoy a glimpse of the water. A sturdy home on a solid cement foundation w/ a high & dry basement & large access hatch to bring the kayaks in for the winter. 2 mins from Mahone Bay & less than an hour from Halifax. Downsizing?...perhaps you're on your own and looking for a little place with privacy that's easy to manage? This could be it!

Directions Less than 2 kms outside of Mahone Bay following Hwy-3 towards Lunenburg. Civic #9254 on right, Realty sign posted.

Type: Single Family	Heating: Oil, Wood, Forced Air, Furnace	Exterior: Shingles, Wood/Clapboard
Style: Cape Cod, Detached	Garage Type:	Driveway: Gravel
Title to Land: Freehold	Water: Drilled Well	Foundation: Concrete, Undeveloped, Full
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s), See Remarks
Land Features: Partial Landscaped, Sloping/Terraced	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Year Round Road, View: Harbour, View: Ocean	Rental Equipm.: None	Flooring: Softwood, Cushion/Lino
Water Frontage:		

Inclusions Fridge & Stove (Property also includes PID 60409315)
Exclusions blue & white coffee grinder mounted on kitchen wall.

Bedrooms: 2	Sign: Yes	HST: NO	Garage: No	Gar.Details: GRAVEL DRIVEWAY
Bathrooms: 1 \ 1	Lockbox: Yes	PCDS: Yes	Waterfront: No	Water: OCEAN VIEW
Rental Income: NO	Road: Public	Matrim.:		
Building Age: 41-60	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	23.3 X 14.6 W DINING	2ND FLOOR	BEDROOM	16 X 9
MAIN FLOOR	DEN/OFFICE	13 X 11.5	2ND FLOOR	BATH (# pieces 1-6)	7.2 X 5 (3-PC)
MAIN FLOOR	KITCHEN	11.4 X 10	2ND FLOOR	OTHER	7.3 X 4 HALLWAY
MAIN FLOOR	BATH (# pieces 1-6)	6 X 3 (2-PC)	BASEMENT	STORAGE	14 X 7
MAIN FLOOR	FOYER	8 X 4.6	BASEMENT	LAUNDRY	12.6 X 11
2ND FLOOR	BEDROOM	15 X 14.5	BASEMENT	UTILITY	30.6 X 11

Betterment Charges:

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

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



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