

9254 Hwy 3, Mader's Cove - Mahone Bay



Pretty Cape with Sea Views!

\$325,000

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!



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: approx. 60 years
Lot Size: 41,613 sq ft (.96 acres)
Style: Cape Cod
Floor Space: 1298 sq ft
Bedrooms: 2
Bathrooms: 1.5
Flooring: wide plank pine, linoleum
Heating: oil-fired forced hot air, woodstove
Water: drilled well
Sewer: septic
Parking: gravel driveway
Services: electricity, phone, cable, high-speed internet
Features: Includes 2nd parcel (PID 60409315)
Fireplace/s: woodstove
Outbuildings: garden shed (16 x 14), baby barn (8 x 8)
Zoning: rural-residential
Assessment: \$315,700 (2014)
Taxes: \$2,652 (2014)

Rooms

Living/Dining Room: 23'3" x 14'6" (Main)
Den/Office: 13' x 11'5" (Main)
Kitchen: 11'4" x 10' (Main)
Powder Room (2-pc): 6' x 3' (Main)
Foyer/Hall: 8' x 4'6" (Main)
Bedroom: 15' x 14'5" (2nd)
Bedroom: 16' x 9' (2nd)
Bathroom (3-pc): 7'2" x 5' (2nd)
Upper Hall: 7'3" x 4' (2nd)
Storage: 14' x 7' (Lower)
Laundry: 12'6" x 11' (Lower)
Workshop/Utility: 30'6" x 11' (Lower)

Directions

Less than 2 kms outside of Mahone Bay following Hwy-3 towards Lunenburg. Civic #9254 on right. Look for the Coastal Winds Realty sign!