

## 121 Edgewater Street, Mahone Bay



MLS® 201620918

### The Beautiful 3-Peaked House on the Hill

**\$595,000**

Everybody seems to know the beautiful 'Three-peaked House on the Hill'! With its prominent position sitting atop four stepped terraces at the head of Mahone Bay harbour, 121 Edgewater is undeniably one of Mahone Bays' most recognized homes. A fine example of Gothic Revival architecture from the late 19th century, the home sits well above the road with gorgeous views of the picturesque harbour. Inside, a spacious French country kitchen w/ woodstove and updated bathrooms meld with an abundance of original detail to create that perfect balance of old & new. The grand front hall & staircase speak to the provenance of this significant residence, and well-proportioned principal rooms on the main level serve for comfortable casual living, or elegant entertaining. The focal point of the 2nd floor is an impressive upper landing gallery, perhaps the most unique feature of this distinctive home. Tall Gothic dormers give height to the 3 bedrooms at the front of the house, plus pretty views of Mahone Bay harbour through the trees of the terraced front lawn. The master features an adjoining dressing room, and in the rear ell is a great hobby/studio space with back stairway to the kitchen below. Outside, there's a level back yard w/ large deck and garage/workshop building, plus nearly an acre of lawns & gardens. A coveted location on a very private streetscape of just 3 beautifully maintained historic homes, this peaceful enclave seems a world away from the bustling town center, but a scenic 5 minute stroll along the waterfront takes you to the very heart of the downtown core.



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#### Property Highlights

**Age ±:** c. 1870  
**Lot Size:** 38,502 sq ft (.88 acres)  
**Style:** 2-Storey, Gothic Revival  
**Floor Space:** 2960 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Flooring:** softwood  
**Heating:** oil-fired forced hot air, woodstove  
**Water:** municipal  
**Parking:** gravel driveway, parking for multiple vehicles  
**Garage:** single detached, wired (30.7 x 14.6)  
**Services:** electricity, phone, cable, high-speed internet (FibreOP available)  
**Fireplace/s:** woodstove  
**Zoning:** Residential  
**Taxes:** \$6,019 (2016)

#### Rooms

Living Room: 14.5 x 13.10 (Main)  
Dining Room: 14.6 x 11.7 (Main)  
Kitchen: 17 x 14 (Main)  
Pantry: 9.6 x 8 (Main)  
Den/Office: 11.7 x 9.11 (Main)  
Family Room: 14.5 x 13.10 (Main)  
Bath (2-pc): 4.3 x 4.2 (Main)  
Front Foyer: 11 x 7.9 (Main)  
Back Entry/Hall: 12.3 x 5.9 (Main)  
Master Bedroom: 15 x 12 (2nd)  
Adjoining Dressing Room: 11.10 x 11.6 (2nd)  
Bedroom: 13.9 x 12.3 (2nd)  
Bedroom: 12.3 x 10.5 (2nd)  
Main Bath (3-pc): 12.3 x 7.2 (2nd)  
Studio/Hobby Room: 19.9 x 14 (2nd)

## **Directions**

TOWN OF MAHONE BAY: Located on the "old-road" offshoot of Edgewater Street (a quiet dead-end street of just 3 homes). Entering Mahone Bay from exit 10, take a "very sharp" right turn just as you come to the first of the famous "3 Churches" as you come into town (Trinity United Church). Civic #121 is the first home on your left. Look for the Red Door Realty sign!