

## *54 Narrows Basin Road, Martins River*



**MLS®** 202424184

### *Narrows Basin Hideaway!*

**\$679,000**

Welcome to Narrows Basin, a tranquil oceanfront community just outside of Mahone Bay. This delightful home sits nestled on a small elevated knoll w/ tall pines & enjoys a perfect S-W exposure to enjoy brilliant sun through the day, & gorgeous sunsets over the water in the evening. The well-maintained home was converted in 2000 from a modest cottage to a year-round home w/ a large addition & fully finished basement offering more than 2100 sf of living space over the 2 levels. The open concept main living area features hardwood floors, vaulted ceiling & pretty water views. The spacious kitchen w/ massive island is sure to please the family Chef and the generous Living/Dining area extends through 2 patio door walkouts to a multi-level deck, with steps that lead you down to the wharf. The picturesque basin itself provides a protected deep-water anchorage w/ easy access to the amazing boating waters & many islands of beautiful Mahone Bay. Also on the main level is the Primary Bedroom, main bath & laundry. The lower level is fully finished w/ a large Family Room, another Bedroom plus flex room, a 2nd full bath, a handy office/utility space, and a walkout to the parking area. The home enjoys efficient heating & cooling w/ mini-split heat pump upstairs & a cozy propane stove in the lower-level Family Rm. Low maintenance features of the property like its natural landscaping and the home's metal roof ensure years of worry-free property upkeep, leaving your days of summer free to play on the water. If you want a day off from your ocean adventures, there's also great walking & biking at hand with easy access to the Rails-to-Trails network. It's a comfortable & scenic pedal into Mahone Bay, where you can do some shopping at the many interesting & unique shops & galleries, or grab a bite at the myriad of cafes & restaurants. You're a mere 8 mins by car from Mahone Bay and 20 to Chester. HRM is only a 45

min drive...making this the ideal family cottage or year-round home.



### Listing Agents

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### Property Highlights

**Age ±:** c. 2000

**Lot Size:** 15,000 sq ft (.34 acres)

**Style:** Contemporary

**Floor Space:** 2158 sq ft

**Bedrooms:** 2

**Bathrooms:** 2

**Flooring:** hardwood, ceramic, carpet, laminate

**Heating:** ductless heatpump, electric baseboards, propane stove

**Water:** drilled well

**Sewer:** septic

**Parking:** gravel driveway

**Services:** electricity, phone, cable, high-speed internet

**Features:** 112+/- feet direct saltwater frontage, wharf with 2 floating docks & ramp, multi-level oceanside deck, ductless air-conditioning

**Fireplace/s:** propane stove

**Outbuildings:** garden shed (8' x 8')

**Zoning:** Residential

### Rooms

Living/Dining/Kitchen: 32 x 15.6 + 13.3 x 11 (Main)

Master Bedroom: 13.4 x 9.4 (Main)

Walk-in Closet: 4.4 x 3.9 (Main)

Bath (3-pc): 10.1 x 8.2 (Main)

Foyer/Hall: 6.11 x 4.6 (Main)

Family Room: 19.5 x 14.10 (Lower)

Bedroom: 10.9 x 10.4 (Lower)

Flex Room: 10.9 x 8.8 less jog (Lower)

Bath (3-pc): 8.9 x 6.7 (Lower)

Office/Utility Room: 11.2 x 8 (Lower)

Lower Entry/Hall: 6 x 6 (Lower)



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[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



**Directions**

From Hwy-103: Take Exit 10 (Mahone Bay) and continue on Hwy-3 East toward Martins River. Drive 3.3 km then right onto Station Rd. Drive 800m and veer left onto Long Cove Rd. Drive another 450m then veer right onto Narrows Basin Rd, continue 300m to civic #60 on your right. Look for the Red Door Realty sign!