

## *9292 Highway 3, Maders Cove*



**MLS®** 202426972

### *An Old Barn Rises Again!*

**\$2,395,000**

Local lore has it that this property belonged to a former Rum Runner. His house has long since disappeared but the sturdy old barn remained for generations as a hillside landmark keeping watch over the boat traffic heading in & out of Mahone Bay harbour. This masterpiece of contemporary design & quality construction is a nod to that original structure. The sleek lines of modern architect, Nicolas Fudge, not only pay homage to the original barn's form, but assimilate seamlessly into the natural setting & pristine pastureland. The original posts & beams of the large barn were repurposed & integrated into the finishes of the new residence, adding contrast & texture to the minimalist design -- indeed, these hand-crafted & time worn timbers are central to the aesthetic giving this very modern home an old soul. The Great Room's awe-inspiring cathedral ceiling soars 26 ft to its peak and competes for your attention with water views framed by floor to ceiling windows. A large deck wraps around the home with multiple sets of patio doors enabling an effortless flow from indoors to out...marvelous for entertaining! A luxurious main floor Primary suite enjoys the same amazing views, with an ancient apple tree as a vestige of the land's agrarian past. Upstairs are 2 bedrooms & another full bath, along with a spacious landing with an entire glass wall to observe the picturesque cove. The walk-out lower level is available for development into additional living or guest space if needed, with a 4th Bedroom already roughed-in w/ ensuite bath & walk-in. An expansive open area on the lower level offers potential for a fabulous rec room w/ plumbing roughed-in for another bathroom. A weathered but serviceable shed is a delightful reminder of the old farm and with a little work could serve a variety of uses. This extraordinary property on 6+ acres enjoys a sought-after location on the scenic Lighthouse Route between Mahone Bay & Lunenburg, just an hour from



### Listing Agents

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### Property Highlights

**Age ±:** 2024

**Lot Size:** 6.31 acres

**Style:** Modern / Contemporary

**Floor Space:** 2500 sq ft (plus developable walk-out lower level)

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** engineered hardwood, ceramic & porcelain tile

**Heating:** ducted heatpump, in-floor radiant (bathrooms), woodstove

**Water:** drilled well

**Sewer:** septic

**Parking:** graded driveway with parking for multiple vehicles

**Garage:** single, attached w/ loft, heated

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

**Features:** large oceanview deck, main floor primary bedroom with ensuite, multi-zoned ducted central air conditioning, alarm system, custom Hunter Douglas motorized blinds, lower level roughed in for additional bedroom with ensuite

**Fireplace/s:** woodstove

**Outbuildings:** shed (22 x 13.10)

**Zoning:** R-CO (Princes Inlet - Rural Coastal)

### Rooms

Living Room: 23.7 x 20.5 (Main)

Kitchen: 23.7 x 9.6 (Main)

Foyer/Hall: 32.10 x 5.9 plus jogs (Main)

Half Bath (2-pc): 7.1 x 3.1 (Main)



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Master Bedroom: 16.6 x 15.10 (Main)  
Master Ensuite (3-pc): 15.6 x 6.11 (Main)  
Walk-in Closet: 9.10 x 5.1 (Main)  
Laundry: 13.8 x 5.2 (Main)  
Storage: 8.10 x 5.2 (Main)  
Landing Sitting Area: 13.5 x 10.9 (2nd)  
Bedroom: 14.1 x 10.7 (2nd)  
Bedroom: 14.1 x 10.2 (2nd)  
Bath (3-pc): 8.6 x 6.5 (2nd)  
Family Room (unfinished): 29.5 x 22.6  
(Lower)  
Bedroom (unfinished): 12.1 x 10.10 (Lower)  
Bathroom (unfinished, 3-pc rough in): 12.1  
x 6.4 (Lower)  
Walk-in Closet (unfinished): 8 x 6.9 (Lower)  
Utility/Storage: 28.10 x 9.11 + 8.2 x 5.2  
(Lower)  
Garage: 23 x 13.3 (Main)  
Garage Loft: 23 x 18.11 (2nd)

### **Directions**

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Located on Highway #3 (The Lighthouse Route) midway between Mahone Bay and Lunenburg. Look for the Red Door Realty sign!