

**Client View - Residential**



MLS #	202401131	# of Beds	4
PID #	60376621	Primary On Main Floor?	Yes
Add'l PID	N	Full Baths	3
Listing Status	<b>ACTIVE</b>	Half Baths	0
Selling Price		Building Age	200
Address	403 Main Street Mahone Bay NS B0J 2E0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	2,200
Type	Single Family	Square Footage (MLA)	2,200
Style	Detached	Building Dimensions	38.6x30.6+8.4x8
Waterfront	N	Garage	N
Frontage		Garage Details	non-But space to put in a double car garage if needed
Prop Knwn As/Bdy of Water:		Parking Details	several
Restr/Prot Covenants	N	Zoning	res
New Construction	N	Rental Income	Y
Construction Status			

**Listing Price \$774,000**



**Directions to Property**

Main Street Mahone bay - down towards the liqueur store

**Property Overview**

Built in 1825 by William Keddy with most of the original architectural elements still intact after two centuries. This remains one of the finest heritage homes in Mahone Bay. When one thinks of an old Cape one then thinks about small, cramped, with super low ceilings and not a lot of light; and needing a lot of work. This is not that! It has a light filled interior with a wonderful combination of authentic detailing and contemporary comfort, to offer you modern living in a truly move-in package. Wide plank flooring, Single plank wainscoting, original doors and moldings. The kitchen offers a massive stone hearth with Hand hewn beams overhead. The main floor also offers a 4th bedroom and a 3rd full bath. Upstairs, you will find three more good size bedrooms, two of them with en suites! Call today!

**Room Sizes**

<b>Living Room</b>	<b>Main Floor</b>	<b>15.3x17.1</b>	<b>Bedroom</b>	<b>2nd Level</b>	<b>16.8x11.9</b>
<b>Dining Room</b>	<b>Main Floor</b>	<b>14.5x13</b>	<b>Ensuite Bath</b>	<b>2nd Level</b>	<b>3pc</b>
<b>Eat In Kitchen</b>	<b>Main Floor</b>	<b>17.2x16</b>			
<b>Bedroom</b>	<b>Main Floor</b>	<b>11.11x6.11</b>			
<b>Bath 1</b>	<b>Main Floor</b>	<b>3pc</b>			
<b>Laundry</b>	<b>Main Floor</b>	<b>8.2x5.2</b>			
<b>Porch</b>	<b>Main Floor</b>	<b>8.1x7.7</b>			
<b>Primary Bedroom</b>	<b>2nd Level</b>	<b>21.11x14.11</b>			
<b>Ensuite Bath 1</b>	<b>2nd Level</b>	<b>3pc</b>			
<b>Bedroom</b>	<b>2nd Level</b>	<b>14.11x12.3</b>			

**Schools**

Elementary  
Middle/Jr  
High  
Fr Imm Elementary  
Fr Imm Middle/Jr  
Fr Imm High  
Other

**Condo**

**Mobile/Mini**

BUILDING STYLE	<b>1 3/4 Storey</b>
PROPERTY SIZE	<b>Under 0.5 Acres</b>
BASEMENT	<b>Full, Undeveloped, Walkout</b>
FOUNDATION	<b>Stone</b>
EXTERIOR FINISH	<b>Wood Siding</b>
ROOF	<b>Metal</b>
FLOORING	<b>Softwood</b>
HEATING/COOLING TYPE	<b>Fireplace, Furnace, Heat Pump -Ductless, Stove, Ductless Cooling</b>
FUEL TYPE	<b>Electric, Oil, Wood</b>
WATER SOURCE	<b>Municipal</b>
SEWAGE DISPOSAL	<b>Municipal</b>
UTILITIES	<b>Electricity, High Speed Internet, Telephone</b>

GARAGE	<b>None</b>
DRIVEWAY/PARKING	<b>Gravel, Parking Spaces(s), Single</b>
STRUCTURES	<b>Deck</b>
FEATURES	<b>Ensuite Bath, Wood Stove(s), Fireplace(s), Wood Fireplace</b>
APPLIANCES	<b>Barbeque, Cooktop – Propane, Oven - Propane, Stove,</b>
INCLUDED	<b>Dishwasher, Dryer - Electric, Washer, Refrigerator</b>
RENTAL EQUIPMENT	<b>Other</b>
LAND FEATURES	<b>Cleared, Landscaped, Level, Year Round Road</b>
COMMUNITY	<b>Park, Playground, Recreation Center, School Bus</b>
FEATURES	<b>Service, Shopping, Marina, Place of Worship, Beach</b>

**COMPLIMENTS OF:**

Cynthia Dial - Main: 902-298-0332  
cindy@reddoorrealty.ca  
Red Door Realty(Lunenburg)



Listed By: Red Door Realty(Lunenburg)

The above information is from sources believed reliable but should not be relied upon without verification.

**MLS #** 202401131  
**List Price** \$774,000  
**Status:** ACT  
**Class:** RE

**Address** 403 Main Street  
**Community** MAHONEBAY  
**Province** NS  
**Postal Code** B0J 2E0

**Listing Office:**  
Red Door Realty(Lunenburg)



Data provided by the Nova Scotia Association of REALTORS®.



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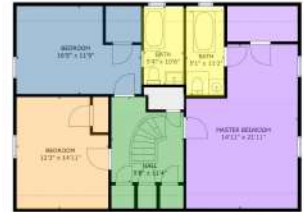
Address 403 Main Street



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