



MLS Client View - RESIDENTIAL

MLS #	201614219	Number of Bedrooms	3
PID #	60373263	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	
Listing Price	\$350,000	Total Fin SqFt (TLA)	1,860
Selling Price		Square Footage (MLA)	1,860
Address	37 Hedge Row	Building Dimensions	31.7 x 25.6 + 14.8 x 12.7
Address 2		Lot Size	8,640 sq ft
Community	Mahone Bay	Garage	No
District	405-Lunenburg County	Waterfront	No
Sub-District	B2		
Style	Detached		

Directions to Property

Town of Mahone Bay: From Main Street, turn onto Clairmont Street at Kinburn Pharmasave. Take next left onto Pond Street and then next left onto Hedge Row. Civic #37 is first house on your right. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bayview Community School	Living Room	Main Floor	15.6 x 12.1
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	11.3 x 12
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	13.7 x 11.4
Inclusions	fridge, cooktop, wall oven, dishwasher, kitchen island, washer & dryer, window blinds	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	11.5 x 9.11
Exclusions	wall mirrors, 3 pairs of Living/Dining Room curtains & hardware, mounted iron board unit in Bedroom.	Fr Imm High School	Centre scolaire de la Rive Sud	Sun Room	Main Floor	13.10 x 11.4
Association Fees		Other	South Shore Waldorf School & Kindergarten	Bath 1	Main Floor	4.4 x 3.1 (2-pc)
Condo Corp #		Garage Details		Mud Room	Main Floor	8 x 4.4
Monthly Condo Fee		Parking Details	gravel driveway	Master Bedroom	2nd Level	13.10 x 11.5
Condo Fee Includes		Rental Income		OTHER	2nd Level	10 x 4.3 (walk-in closet)
		Mini/Mobile CSA/ABS#		Bath 2	2nd Level	9.10 x 6.7 (4-pc)
		Mini/Mobile Serial #		Bedroom	2nd Level	11.7 x 11.4
				Bedroom	2nd Level	12.1 x 11.3
				OTHER	2nd Level	10 x 6.7 (dormer reading)
				LAUND	2	6.9 x 5.4

Property Overview

Quiet & tranquil Hedge Row is a hidden oasis just steps from Mahone Bay's waterfront and the shops, restaurants & services of Main Street. Sitting proudly on the peaceful lane is this charming and extensively renovated character home on a generous and beautifully landscaped town lot. A fresh & bright interior features nice flow through the main living area with new hardwood floors. The expansive and open Living/Dining Room adjoins a pretty Sunroom addition at the back of the house where a walk-out leads to a large south-facing back deck with pergola. The updated Kitchen also enjoys access to the outside via a side entry Mudroom with convenient main floor Powder Room. Completing the main level is a cozy Family Room/Den -- with a whole wall of built-in closets & cupboards, this versatile space could easily double as a main level Bedroom. Upstairs, there are 3 good sized bedrooms, including a large and sunny Master which adjoins the main bath and has a generous walk-in closet. At the back of the wide upper hallway/landing is a clever 2nd floor laundry/linen closet, and at the opposite end, a lovely reading nook with window seat in the front dormer. The house has been thoughtfully updated with many period elements left intact, including wide trim, mouldings and baseboards, a finely detailed staircase & railing, and beautifully refinished wide plank pine flooring. Updated systems include a new 200-Amp electrical service, newer windows throughout, fully insulated, and an efficient ducted heat pump (heat & AC) providing low-cost comfort year-round.

Property Features

BUILDING STYLE	2 Storey	DRIVEWAY/PARKING STRUCTURES	Gravel Shed
PROPERTY SIZE	Under 0.5 Acres	FEATURES	Deck, Ensuite Bath, Propane Fireplace, See Remarks
BASEMENT	Crawl Space, Full, Undeveloped, Walkout	RENTAL EQUIPMENT	Propane Tank
FOUNDATION	Stone	LAND FEATURES	Landscaped, Level, Year Round Road
EXTERIOR FINISH	Wood Siding	COMMUNITY FEATURES	Park, Playground, Recreation Center, School Bus Service, Shopping
ROOF	Asphalt Shingle		
FLOORING	Carpet, Ceramic, Hardwood, Softwood, Vinyl		
HEATING/COOLING TYPE	Baseboard, Central Air, Heat Pump -Ducted, Stove		
FUEL TYPE	Electric, Propane		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



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RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 201614219

List Price \$350,000

Status: ACT

Class: RE

Address 37 Hedge Row

Community MAHONEBAY

Province NS

Postal Code B0J 2E0

Listing Office:

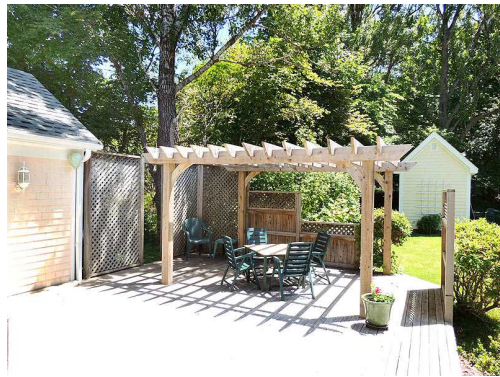
RED DOOR REALTY - 16940



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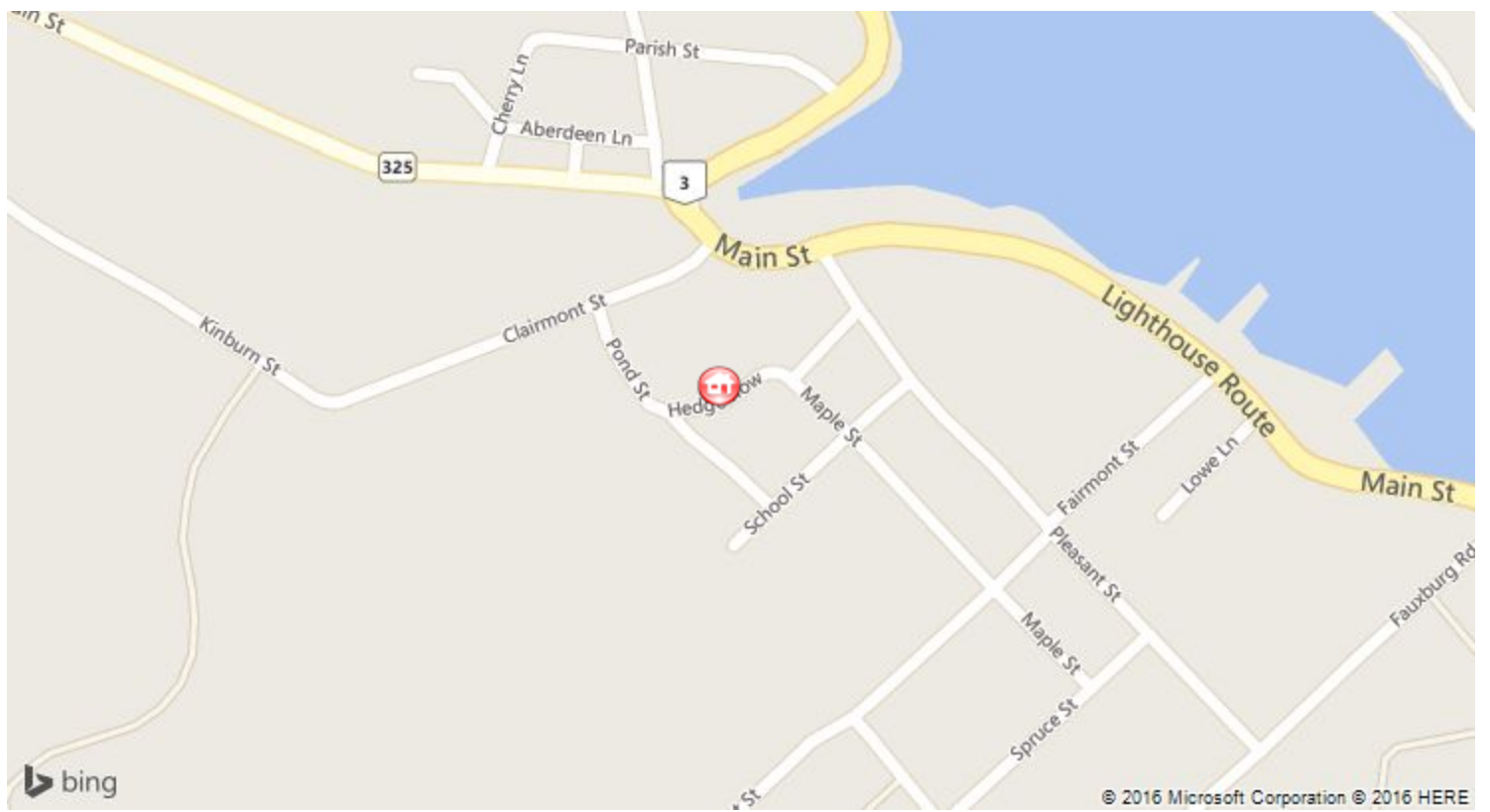
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