



## MLS Client View - RESIDENTIAL

<b>MLS #</b>	201716811	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60252012	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	33
<b>Listing Price</b>	\$289,000	<b>Year Built Unknown</b>	
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	1,703
<b>Address</b>	119 Ray Point Road	<b>Square Footage (MLA)</b>	1,407
<b>Address 2</b>	Lunenburg County	<b>Building Dimensions</b>	24 x 24 + 15 x 8.5
<b>Community</b>	Maitland	<b>Lot Size</b>	28,735 sq ft (.66 acres)
<b>District</b>	405-Lunenburg County	<b>Garage</b>	Yes
<b>Sub-District</b>	B4		
<b>Style</b>	Detached		

### Directions to Property

FROM BRIDGEWATER: Exit #12 from Hwy-103 to Hwy #10, turn right just past Walmart on Pine Grove Rd, 5 km to Ray Point Rd on right. Realty sign posted.

### Closing Date

### General Property Information:

<b>Prop Knwn As/Bdy of Water</b>	Blysteiner Lake	<b>Elementary School</b>	Bayview Community School	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>	121.00	<b>Middle/Jr School</b>	Bayview Community School	Living Room	Main Floor	23.5 x 11 w/ Dining
<b>Water Frontage Units</b>	Feet	<b>High School</b>	Park View Education Centre	Kitchen	Main Floor	11.5 x 7
<b>Zoning</b>	RES	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	15 x 8
<b>Inclusions</b>	fridge, stove, dishwasher, washer & dryer, floating dock, auto shelter hot tub (negotiable)	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Bath 1	Main Floor	4-pc
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Mud Room	Main Floor	8 x 6
<b>Association Fees</b>		<b>Other</b>	South Shore Waldorf School & Kindergarten	Master Bedroom	2nd Level	21.5 x 7.5
<b>Condo Corp #</b>		<b>Garage Details</b>	double, detached (24 x 22)	Bedroom	2nd Level	10.5 x 7
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway for multiple vehicles	Bedroom	2nd Level	8 x 7.5
<b>Condo Fee Includes</b>		<b>Rental Income</b>		Rec Room	Lower	21.5 x 11
		<b>Mini/Mobile CSA /ABS#</b>		Bath 2	Lower	3-pc
		<b>Mini/Mobile Serial #</b>		Laundry	Lower	10.5 x 7 (& utility)
		<b>Mobile/Leased Land Fees</b>				

### Property Overview

LAKE LIFE: More than a place to live, this is a place to ENJOY. Whether this wonderful lake property is your year-round home or a weekend and holiday escape, it has fun-fun-fun written all over it. The lake amenities are many (boating, kayaking, fishing, swimming, birding), and the new dock is easily retracted when winter brings another set of recreational pleasures to lake life. The oversize garage-boathouse near the lakefront is the perfect place for the seasonal rotation of all the aquatic toys. The home sits on enough elevation to give panoramic views over the water. The view-filled living room flows onto a glass-faced deck spanning the whole width of the house. This is one of those bigger-than-they-look houses, laid out on three levels; with three bedrooms upstairs and a spacious rec-room on the lower level with access to the newly landscaped yard. The main floor offers well-composed social spaces overlooking the lake, as well as a very functional galley kitchen to fuel the good times ahead for the new owners of this very ENJOYABLE property.

### Property Features

<b>BUILDING STYLE</b>	2 Storey, Contemporary	<b>GARAGE</b>	Detached, Double
<b>PROPERTY SIZE</b>	0.5 to 0.99 Acres	<b>DRIVEWAY/PARKING</b>	Gravel, Multi
<b>BASEMENT</b>	Full, Fully Developed, Walkout	<b>STRUCTURES</b>	Deck, Dock
<b>FOUNDATION</b>	Concrete	<b>FEATURES</b>	HRV (Heat Rcvry Ventin), See Remarks
<b>EXTERIOR FINISH</b>	Vinyl	<b>RENTAL EQUIPMENT</b>	None
<b>ROOF</b>	Asphalt Shingle	<b>WATER FRONTAGE</b>	Lake
<b>FLOORING</b>	Ceramic, Hardwood	<b>WATER ACCESS/VIEW</b>	Access: Boat, Access: Lake, View: Lake
<b>HEATING/COOLING TYPE</b>	Baseboard, Space Heater	<b>LAND FEATURES</b>	Landscaped, Sloping/Terraced, Year Round Road
<b>FUEL TYPE</b>	Electric, Other	<b>COMMUNITY FEATURES</b>	Golf Course, Recreation Center, School Bus Service
<b>WATER SOURCE</b>	Drilled Well		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		



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**RED DOOR REALTY - 16940**



List Office

RED DOOR REALTY - 16940



**MLS #** 201716811  
**List Price** \$289,000  
**Status:** ACT  
**Class:** RE

**Address** 119 Ray Point Road  
**Community** MAITLAND  
**Province** NS  
**Postal Code** B0J 2E0

**Listing Office:**  
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



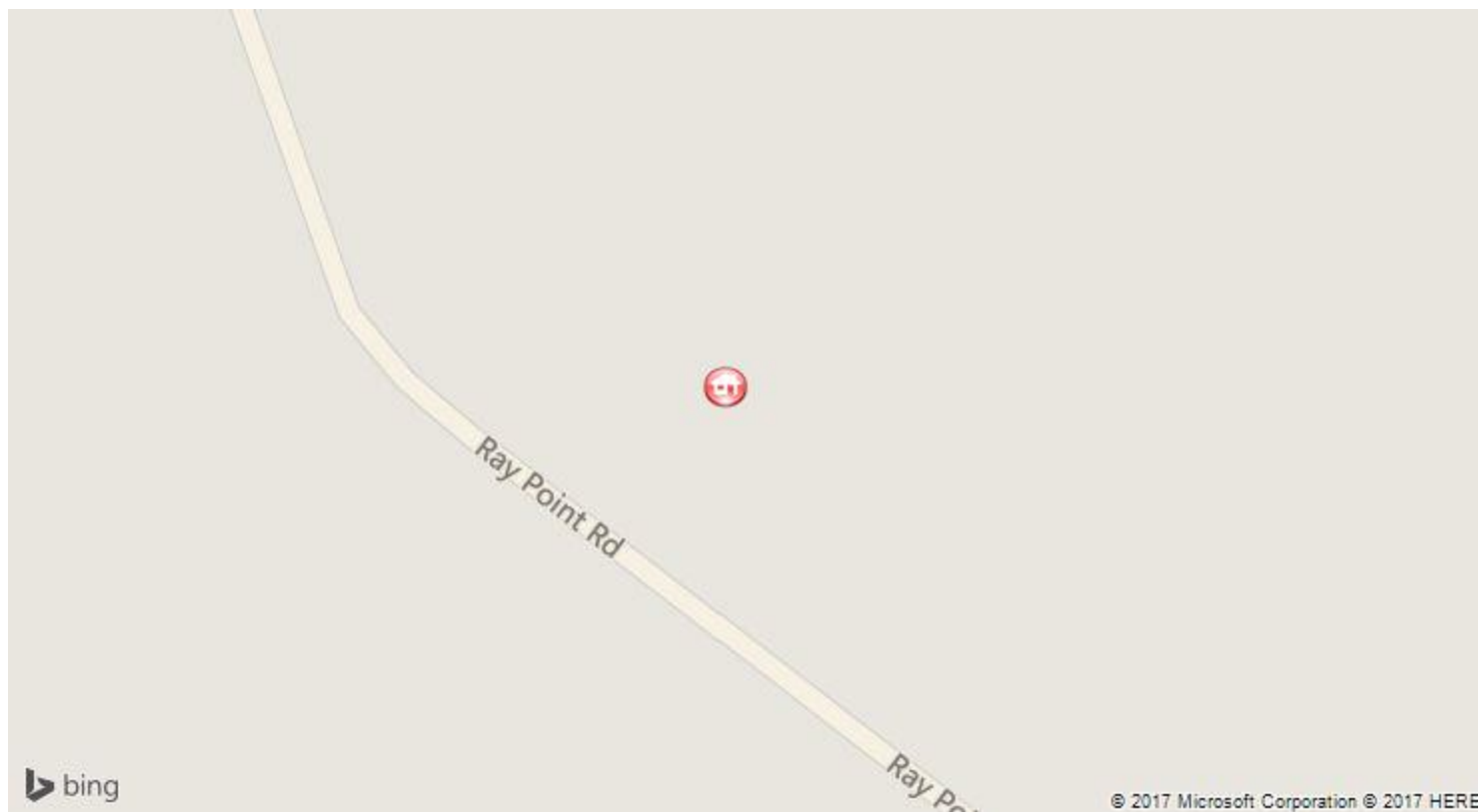


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