



MLS Client View - RESIDENTIAL			
MLS #	201803173	Number of Bedrooms	6
PID #	60107885	Master On Main Floor?	Yes
Additional PID		Full Baths	4
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	
Listing Price	\$675,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	5,300
Address	110 & 134 Shepherds Landing Road	Square Footage (MLA)	3,085
Address 2		Building Dimensions	44 x 36.8 + 26.7 x 14.9; 47.5 x 28.6 (2nd house)
Community	Martin's Point	Lot Size	44,200 sqft
District	405-Lunenburg County		
Sub-District	B3		

Directions to Property

From High-103, take exit 9 (Chester Basin) and follow Route #3 West towards Gold River. Continue 8.5 km and turn Left onto Martins Point Rd, then Left onto Shepherds Landing Rd. Civic #s 110 and 134 are on your right at the end of the road. Realty sign posted. Located just 9 minutes outside of popular Mahone Bay.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Mahone Bay	Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Meas		Middle/Jr School	Bayview Community School	Kitchen	Main Floor	25.4 x 14
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	22 x 11.8
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Living Room	Main Floor	16.8 x 13.2
Inclusions	All kitchen appliances in both houses; Washer & dryer in main house, generator.	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	13.2 x 12.5
Exclusions	wood cookstove in main house kitchen	Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	9.6 x 3.9 (2-pc)
Association Fees		Other	South Shore Waldorf School & Kindergarten	Laundry	Main Floor	9.10 x 7.7
Condo Corp #		Garage Details	double, detached, wired gravel driveway	Sun Room	Main Floor	33 x 9.6 plus 26 x 9.6
Monthly Condo Fee		Parking Details	Potential	Master Bedroom	2nd Level	13.2 x 12.4 + 5.8 x 5.7
Condo Fee Includes		Rental Income		Ensuite Bath 1	2nd Level	7.2 x 5.11 (3-pc)
EnerGuide Rating? Y/N		Mini/Mobile CSA/ABS#		Bedroom	2nd Level	12.5 x 11.8
EnerGuide Rating (GJ/Year)		Mini/Mobile Serial #		Bedroom	2nd Level	13.2 x 11.4
Date EnerGuide Obtained				Bath 2	2nd Level	9.5 x 7.1 (3-pc)
				Kitchen	Main Floor	11.8 x 10.2 (2nd house)
				DINRM	Main Floor	12.2 x 7 (2nd house)
				LIVIN	Main	23.5 x 16.3 (2nd house)
				OTHER	2nd Level	LOFT: 15 x 9 - jog (2nd house)
				MBED	Lower	13.9 x 13.3 (2nd house)
				ENSB2	Lower	8.5 x 5 (3-pc) (2nd house)

Property Overview

TWO-FOR-ONE SPECIAL ! -- "Summertime and the Liv'in is Easy..." or should we be humming, "the Gang's All Here!". If you live in these wonderful seaside homeS you can be darn sure the "gang" will come, be it an extended family or a happy hoard of fun-seeking friends. The broad wrap-around sunroom of the 3-bedroom main house works equally well as a place for a solitary snooze in the afternoon sun, a rainy-day playground for oodles of romping kids, or a celebratory "bash" on a grand scale. Speaking of collective activities...look at the multiple dining spaces; envisage collective gastronomy and lots of table chatter as if scripted by Woody Allen or painted by Norman Rockwell. Warning: Good Times and Big Memories are made here! Want to double-your-pleasure? Just move the focus across the yard to the other house. This one-time boat barn is now a full size, all-season, three bedroom home (not just a "guest cottage"). The bright and big cathedral ceiling great room spills out onto another massive deck overlooking the bay (and the communal tennis court). Is that your sailboat moored out there begging for a sunset cruise? Have the kids pulled the kayaks up on the lawn far enough to escape the tide? Honestly, there's not much else to worry about here...in these two places where the Liv'in is Easy. (Oops, better start the barbeque...the gang's all com'in!)

Property Features

BUILDING STYLE	2 Storey	GARAGE	Detached, Double, Wired
PROPERTY SIZE	1 to 2.99 Acres	DRIVEWAY/PARKING	Gravel
BASEMENT	Crawl Space, Full, Fully Developed, Walkout	STRUCTURES	Deck, Tennis Court, Wharf
FOUNDATION	Concrete, Stone	FEATURES	Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventln), Secondary Suite, Propane Fireplace, See Remarks
EXTERIOR FINISH	Wood Shingles, Vinyl	RENTAL EQUIPMENT	Propane Tank
ROOF	Asphalt Shingle	WATER FRONTAGE	Bay, Ocean
FLOORING	Carpet, Ceramic, Hardwood, Softwood	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Deeded, Access: Ocean, View: Bay, View: Ocean
HEATING/COOLING TYPE	Baseboard, Fireplace, Forced Air, Furnace	LAND FEATURES	Landscaped, Level, Year Round Road
FUEL TYPE	Electric, Oil		
WATER SOURCE	Drilled Well, Dug, Shared		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



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RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 201803173
List Price \$675,000
Status: ACT
Class: RE

Address 110 & 134 Shepherds Landing Road
Community MARTINSP
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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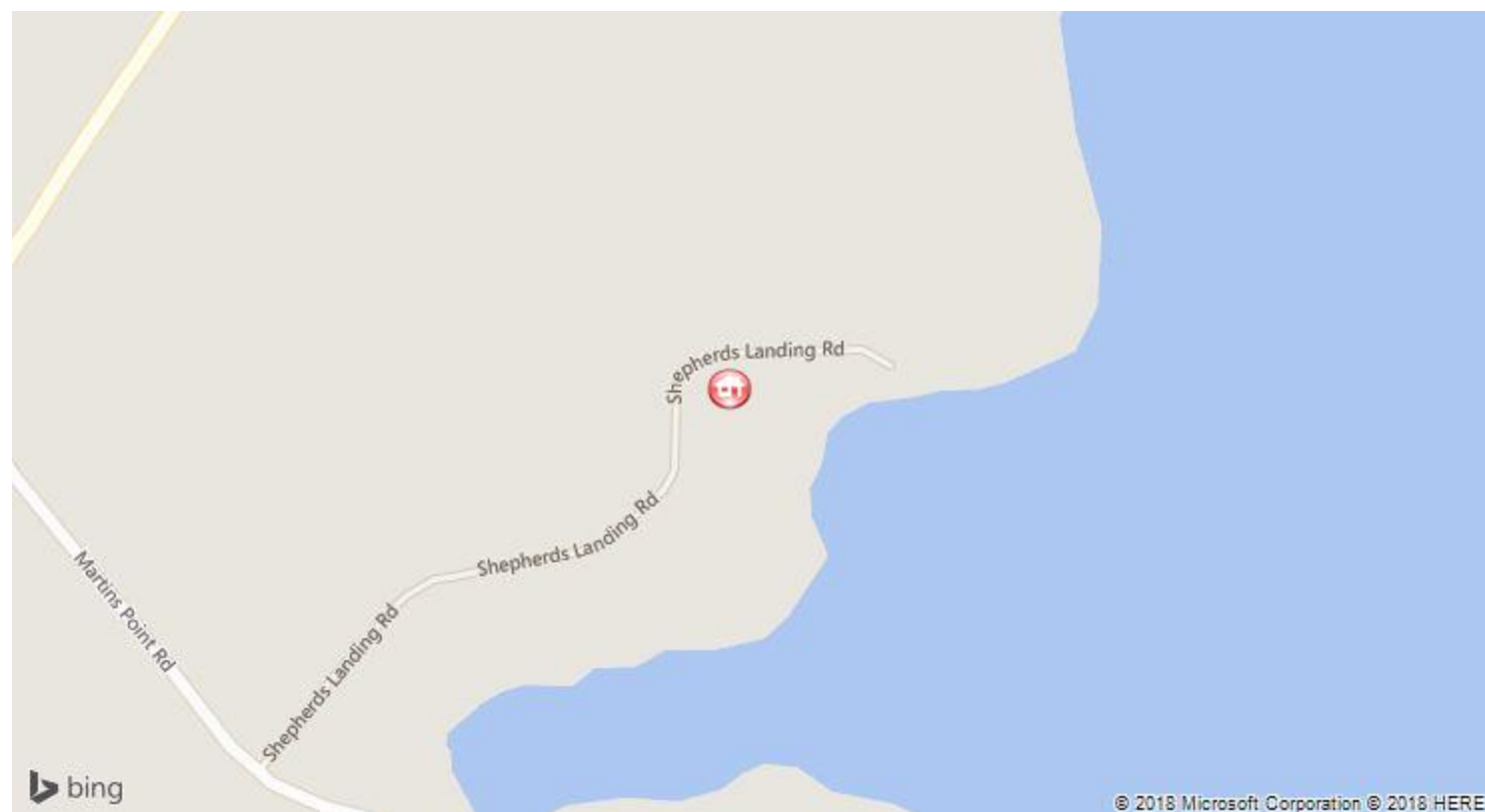
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