



MLS Client View - RESIDENTIAL

MLS #	201803179	Number of Bedrooms	4
PID #	60440435	Master On Main Floor?	
Additional PID	Yes	Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	155
Listing Price	\$795,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	3,849
Address	268 Silver Point Road	Square Footage (MLA)	2,535
Address 2		Building Dimensions	55 x 48
Community	Martins River	Lot Size	1.35 Acres
District	405-Lunenburg County	Garage	Yes
Sub-District	B3	Waterfront	Yes
Style	Detached		

Directions to Property

Highway 3 between Chester and Mahone Bay. Turn onto Silver Point Road. Civic #268 is near the end of the point. Realty sign posted.

Closing Date

General Property Information:

Prop Known As/Bdy of Water	Mahone Bay	Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Meas	170.00	Middle/Jr School	Bayview Community School	Living Room	Main Floor	25 x 16.5
Water Frontage Units	Feet			Dining Room	Main Floor	12 x 10
Zoning	Res	High School	Park View Education Centre	Kitchen	Main Floor	23.5 x 13
Inclusions	Dishwasher, washer/dryer, window treatments. Also note the commodious guest quarters above the double garage (24 x 24) and a separate workshop -cum-boat storage building (10 x 38)	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	10.5 x 13
Exclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Bath 1	Main Floor	6 x 6 (2-pc)
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	OTHER	Main Floor	10 x 14.5 (studio)
		Other	South Shore Waldorf School & Kindergarten	Foyer	Main Floor	10 x 40
EnerGuide Rating? Y/N		Garage Details	24 x 24 Double with 2nd story Guest Suite.	Master Bedroom	2nd Level	23.5 x 13
EnerGuide Rating (GJ/Year)		Parking Details	double gravel driveway	Ensuite Bath 2	2nd Level	8 x 5.5 (3-pc)
Date EnerGuide Obtained		Rental Income		Bedroom	2nd Level	10 x 13
		Mobile/Mini CSA/ABS#		Bedroom	2nd Level	10 x 11.5
				Bedroom	2nd Level	10 x 11
				Bath 3	2nd Level	9 x 7 (3-pc)
				OTHER	2nd Level	6 x 26 (upper hall)
				Games Room	Lower Level	23 x 12
				Rec Room	Lower Level	24 x 16
				Laundry	Lower Level	10 x 12

Property Overview

WHO SAYS YOU CAN'T HAVE IT ALL! Here is a beautiful gothic revival home, with detached guest quarters, a double garage plus workshop/boat barn, gorgeous lawn-fronted beach frontage and the most elaborate docking facilities for all manner and size marine craft. For all its modern functionality this is a heritage home, aesthetically rich in character detail crafted in wood and plaster from floors to ceiling, with dreamy views across blue waters and green lawns. The lower level (one hesitates to say "basement") features a movie theatre, billiard room, and lots of storage cabinetry. Then consider location...Martins River, a gold standard venue for serious boaters, snug in most storms...IN (not just near) the great sailing waters of Mahone Bay. And just minutes away from the town of Mahone Bay with the best schools and cultural programs for all ages to be found on the South Shore. Its ALL here for you...book a showing now and come see for yourself.

Property Features

BUILDING STYLE	2 Storey	GARAGE	Detached, Double, Heated, Wired
PROPERTY SIZE	1 to 2.99 Acres	DRIVEWAY/PARKING	Gravel
BASEMENT	Full, Fully Developed, Walkout	STRUCTURES	Deck, Patio
FOUNDATION	Concrete	FEATURES	Air Exchanger, Ensuite Bath, Wood Stove(s), Wood Fireplace, See Remarks
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	PRPTK
ROOF	Asphalt Shingle	WATER FRONTAGE	Bay, Ocean, River
FLOORING	Carpet, Ceramic, Softwood	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, Access: River Front, View: Bay, View: Ocean, View: River
HEATING/COOLING TYPE	Fireplace, Forced Air, Furnace	LAND FEATURES	Landscaped, Level, Year Round Road
FUEL TYPE	Oil, Wood		
WATER SOURCE	Dug		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



ROGER DIAL - Main: 902-277-0593
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RED DOOR REALTY - 16940



List Office

RED DOOR REALTY - 16940

MLS # 201803179
List Price \$795,000
Status: ACT
Class: RE

Address 268 Silver Point Road
Community MARTINSR
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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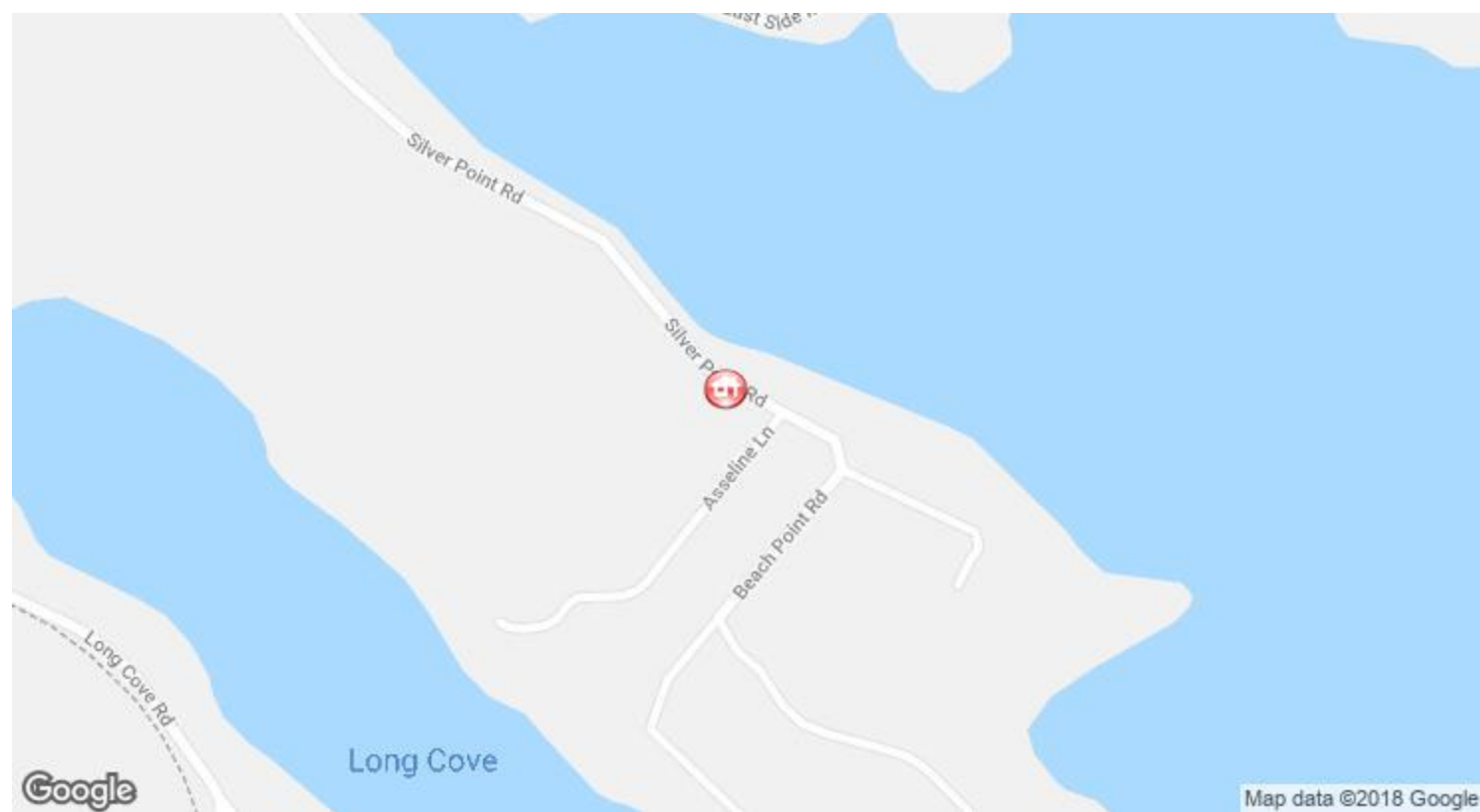
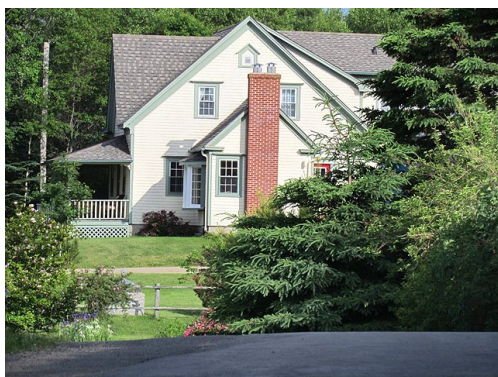
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