



Price:	\$659,000	MLS® #:	60175973
Status:	Active		
Legal Descr.:			
Address:	44 MADERS COVE RD		
City:	MADERS COVE, B0J 2E0		
Prop known as:	MAHONE BAY HARBOUR		
Side of Road:			
Lot Size:	24,000 SQ FT	District:	SS DILUN
Shore Frontage:		Sub-Dist:	B3
Sq. Footage (MLA):	2,300	Zoning:	RURAL
Total Fin SqFt.(TLA):	2,300	Sec. School:	PARKVIEW EDUC CENTRE
Building Dimensions:	26` X 32` + 16` X 42` (IRREGULAR)	Elem Schl:	BAYVIEW / SS WALDORF
Possession:	NEGOTIABLE		

Overview Change your glasses! Change your mind! This stunning property on the shores of Maders Cove was previously on the market as a B&B. Indeed it is probably one of the few hostelrys in the province with the cash-flow to justify the commercial price tag. However let's not miss the obvious...THE reason why it has been so darn successful with travelers is because it is such a beautiful 4 bedroom (all ensuite!) luxurious HOME...with a to-die-for 900 sq-ft Guest House featuring yacht-filled views over tranquil Maders Cove & the entrance to Mahone Bay Harbour. Yes, this is a FINE HOME, with an interior straight from the pages of 'Coastal Living' magazine. It's now time for this Classic Coastal residence to "go domestic"; there's plenty of room for a large family or armies of friends (trust me, live here and they'll come in droves). Have a look at the pictures and book a viewing soon. Now's the time to "put on your glasses" and take a look at the New Price. Yep...That should make up your mind!

Directions Follow Coastal Route #3 from Mahone Bay toward Lunenburg. 2.5 km outside of Mahone Bay turn left onto Maders Cove Road (first left turn). House on right, Realty sign posted.

Type:	Single Family	Heating:	Electric, Oil, Forced Air, Furnace	Exterior:	Wood
Style:	1.5 Storey, Detached	Garage Type:	Parking Space(s)	Driveway:	Gravel
Title to Land:	Freehold	Water:	Drilled Well	Foundation:	Undeveloped, Full, Stone, Walkout
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Features:	Deck/Patio, Central Vacuum, Fireplace(s), Ensuite, See Remarks
Land Features:	Landscaped, Sloping/Terraced	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road, View: Ocean	Rental Equipm.:	None	Flooring:	Ceramic/Porcelain, Softwood

Inclusions House Fridge, Range, Wall Oven, Dishwasher, & Microwave. Freestanding IKEA Kitchen Components Included.

Exclusions					
Bedrooms:	4	Sign:	Yes	HST:	NO
Bathrooms:	4 \	Lockbox:	No	PCDS:	Yes
Rental Income:	YES	Road:	Public	Matrim.:	
Building Age:	OL	CSA #:	0	Serial #:	0
		Migrated:	Yes		
		Garage:	No	Gar.Details:	OFF-STREET PARKING FOR 4 VEHICLES
		Water Access:	Yes	Water:	OCEAN

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15.8 X 14	MAIN FLOOR	BEDROOM	11.8 X 16
MAIN FLOOR	DINING ROOM	16.2 X 14.8	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	16 X 6 (4PC)
MAIN FLOOR	LIVING ROOM	16.5 X 14.3	2ND FLOOR	BEDROOM	12.4 X 12 + 8 X 6.4
MAIN FLOOR	KITCHEN	17 X 16.5	2ND FLOOR	BEDROOM	12.10 X 13.6+4 X 7
MAIN FLOOR	DEN/OFFICE	12.8 X 11.6	2ND FLOOR	BEDROOM	13.3 X 20 + 6.7X6.4
MAIN FLOOR	FOYER	5.9 X 4	2ND FLOOR	OTHER	HALL - 5.4 X 13.8
MAIN FLOOR	LAUNDRY	5 X 11.5		OTHER	GUEST HOUSE W/ LOFT

Condo Fee:	0	Condo Corp #:		Mobile/Leased Land F:	0
Listing Office:	COASTAL WINDS REALTY LTD. - 14238	:	COASTAL WINDS REALTY LTD. - 14238		



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