



Price:	\$1,295,000	MLS® #:	60598588
Status:	Active		
Legal Descr.:	HERON POINT		
Address:	59 HERON POINT RD		
City:	OAKLAND, B0J 2E0		
Prop known as:	ANDREW'S COVE - MAHONE BAY		
Side of Road:		District:	SS DILUN
Lot Size:	2.01 ACRES	Sub-Dist:	B3
Shore Frontage:	606.00	Zoning:	RES
Sq. Footage (MLA):	2,640	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	3,990	Elem Schl:	BAYVIEW / SS WALDORF
Building Dimensions:	IRREGULAR		
Possession:	NEGOTIABLE		

Overview Start with a cliché: 'Location! Location! Location!' Why not another one: 'Million Dollar View!' Then there's: 'Sailors' Dream!' Strategically situated on the tip of Heron Point at the entrance to Mahone Bay harbour, this recently built home offers a beautiful meld of tasteful architectural aesthetics & laidback lifestyle functionality. Ultra-bright rooms pull in the natural light & colorful sea views populated by billowing sails amidst the famous Mahone Bay islands. This is an indoor-outdoor residence, with an integral flow between those spaces on two levels. The generous, glass-faced deck will be a favored 'bridge' for the vicarious sailors in the family, and, for the real 'salts', there is a private dock for launching all manner of marine adventures. And, if papa can catch 'em, mama has a real gourmet (Charles Lantz) kitchen to cook 'em! Indeed, mama...everybody, really...will have an array of brightly lit spaces to pursue individual or collective interests to their hearts content.

Directions FROM HALIFAX: Exit 10 off Hwy 103, and head towards Mahone Bay. Turn left onto the Oakland Road (just before entering town of Mahone Bay). Follow Oakland Rd towards Indian Point 3.5 kms to Heron Point Rd on right. Realty sign posted at entrance to property.

Type:	Single Family	Heating:	Propane, Hot Water, Heat Pump, Radiant	Exterior:	Shingles, Wood, Stone
Style:	Contemporary, Detached	Garage Type:	Attached, Double, Heated	Driveway:	Circular, Gravel
Title to Land:	Freehold	Water:	Dug Well	Foundation:	Concrete, Full, Fully Developed, Walkout
Property Size:	1.0 -2.99 Acres	Sewer:	Septic	Features:	Deck/Patio, Secondary Suite, Central Vacuum, Alarm System, Fireplace(s), Gas Stove(s), Ensuite, Air Jet Tub
Land Features:	Level, Landscaped, Partially Fenced, Sloping/Terraced, Waterfront	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Ocean Front, Access: Boat, View: Ocean	Rental Equipm.:	Propane Tank	Flooring:	Hardwood, Cork, Ceramic/Marble

Inclusions Thermidor propane range & dishwasher, Jenn-Air fridge, LG washer & dryer, floating dock & ramp, window treatments, central vac and attachments

Exclusions 4 bronze garden statues (3 herons, 1 mermaid)

Bedrooms:	4	Sign:	Yes	HST:	NO	Garage:	Yes	Gar.Details:	ATTACHED, DOUBLE, HEATED
Bathrooms:	3 \ 1	Lockbox:	Yes	PCDS:	Yes	Water Access:	Yes	Water:	DIRECT OCEAN FRONT
Rental Income:		Road:	Private	Matrim.:					
Building Age:	5	CSA #:	0	Serial #:	0				
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18.9 X 15.7	2ND FLOOR	BEDROOM	14.5 X 14.7
MAIN FLOOR	KITCHEN	19X12.4+12.9X6.6 +DR	2ND FLOOR	BEDROOM	14 X 13 +BAY
MAIN FLOOR	BATH (# pieces 1-6)	5.10 X 3.1 (2-PC)	2ND FLOOR	BATH (# pieces 1-6)	11.1 X 7.6 (4-PC)
MAIN FLOOR	MASTER BEDROOM	14.6 X 14	2ND FLOOR	OTHER	9.6 X 8.4 +BAY -HALL
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	11 X 7.9 +JOG (4-PC)	LOWER LEVEL	FAMILY ROOM	23.5X17.7 + 13.3X6.4
MAIN FLOOR	OTHER	9.5 X 7 - MB WALKIN	LOWER LEVEL	BEDROOM	13.4 X 12 (STUDIO)
MAIN FLOOR	LAUNDRY	8.6 X 7.2	LOWER LEVEL	BATH (# pieces 1-6)	8.3 X 7.3 (4-PC)

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** : **COASTAL WINDS REALTY LTD. - 14238**



Compliments of: **CYNTHIA DIAL: 902-298-0332**
 E-mail: info@OceanHomesNovaScotia.com
 Website: <http://OceanHomesNovaScotia.com>
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.