



Price: <b>\$295,000</b>	MLS® #: <b>60176583</b>
Status: <b>Active</b>	
Legal Descr.: Address: <b>LOT A MADERS COVE RD</b> City: <b>MADERS COVE - MAHONE BAY, B0J 2L0</b> Prop known as: <b>MADERS COVE - MAHONE BAY</b>	
Side of Road: Lot Size: <b>22.66 ACRES</b> Shore Frontage: <b>278.00</b> Sq. Footage (MLA): <b>0</b> Total Fin SqFt.(TLA): Building Dimensions: <b>VACANT WATER FRONT LAND</b>	District: <b>SS DILUN</b> Sub-Dist: <b>B3</b> Zoning: <b>RES</b> Sec. School: <b>PARK VIEW EDU CENTRE</b> Elem Schl: <b>BAYVIEW / SS WALDORF</b>
Possession: <b>NEGOTIABLE</b>	

**Overview** STUNNING! It's the only way to describe the views from the heights of this land overlooking the islands of Mahone Bay and out to the distant Atlantic horizon. Build here and the Mahone Bay Lighthouse will be your 'nightlight'. As for building sites...plenty of options, at various elevations up the sweeping lawn facing the ocean, or even at the top with fascinating views down into the forested valley in behind. This is parkland of grass and carefully positioned trees, with a hinterland wilderness to explore. Across the Mader's Cove shore drive there's 278' of direct ocean frontage...steep, but accessible with a bit of engineering. What is NOT steep is the price, which is well under tax assessment. CWR File # 901

**Directions** From Mahone Bay go west toward Lunenburg. Left on Maders Cove Road, past Westhaver Beach. Land on the right, just before 'The Hill' estate.

Type: <b>Acreages</b>	Heating: <b>None</b>	Exterior:
Style: <b>None, None</b>	Garage Type:	Driveway: <b>None</b>
Title to Land: <b>Freehold</b>	Water: <b>None</b>	Foundation: <b>None</b>
Property Size: <b>10.0 - 49.99 Acres</b>	Sewer: <b>None</b>	Features:
Land Features: <b>Wooded/Treed, Sloping/Terraced, Partial Cleared, Waterfront</b>	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>None</b>
Access/View: <b>Access: Ocean Front, View: Ocean</b>	Rental Equipm.: <b>None</b>	Flooring: <b>None</b>

**Inclusions** Four Parcels (also includes PID's 60409323, 60422524 and 60422532)  
**Exclusions**

Bedrooms: <b>0</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>No</b>	Gar.Details: <b>NONE</b>
Bathrooms: <b>0 \</b>	Lockbox: <b>No</b>	PCDS: <b>No</b>	Water Access: <b>Yes</b>	Water: <b>OCEAN</b>
Rental Income:	Road: <b>Public</b>	Matrim.:		
Building Age: <b>0</b>	CSA #: <b>0</b>	Serial #: <b>0</b>		
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
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Betterment Charges:  
 Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**  
 Listing Office: **COASTAL WINDS REALTY LTD. - 14238** : **COASTAL WINDS REALTY LTD. - 14238**



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



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