



Price: \$1,200,000	MLS® #: 60633823
Status: Active	
Legal Descr.: ``THE HILL``	
Address: 368 MADER'S COVE RD	
City: MADER'S COVE, B0J 2C0	
Prop known as: MAHONE BAY	
Side of Road:	
Lot Size: 11.02 ACRES	District: SS DILUN
Water frontage: 400.00	Sub-Dist: B3
Sq. Footage (MLA): 4,236	Zoning: RES
Total Fin SqFt.(TLA): 4,566	Sec. School: PARK VIEW EDU CENTRE
Building Dimensions: 56` X 20` + 46` X 30` + 42` X 21`	Elem Schl: BLUENOSE /SS WALDORF
Possession: NEGOTIABLE	

Overview In the world of architecture the term "Classic" is the ultimate accolade. Classic designs can be ancient or modern... even post modern. But irrespective of the era in which these architectural masterpieces make their appearance, Classics are never "dated". THE HILL at Maders Cove is a Classic! It was a classic when conceived & built in 1958; it will still be admired as a classic 100 years from now. Notwithstanding the old saying about "glass houses", this is a GLASS HOUSE you definitely want to live in! Aside from the panavision perspective over Mahone Bay, the 70+ feet of wrap-around glass surrounding the living & dining areas both lights and (seasonally) colors the space. 'Joie de vivre' is a permanent fixture in this home. A few particulars: teak floors, radiant heat, walnut paneled den, 3 big ensuite bedrooms, see-through fireplace, a kitchen right out of the Museum of Modern Art, in-ground heated pool, palatial lawns. Truly, words fail...just feast your eyes on the pictures!

Directions From HWY-103: Take Exit 10 (Mahone Bay) and follow Lighthouse Route (Hwy-3 West) through Mahone Bay towards Lunenburg. 2km outside of Mahone Bay, turn left onto Maders Cove Rd. Follow Maders Cove Rd another 2km to ``The Hill`` (civic # 368) on your right. Realty Sign Posted.

Type: Single Family	Heating: Oil, Radiant, Furnace	Exterior: Shingles
Style: Contemporary, Detached	Garage Type: Double, Parking Space(s), Underground	Driveway: Paved
Title to Land: Freehold	Water: Drilled Well	Foundation: Concrete, Partially Developed, Full Deck/Patio, Alarm System, In-Ground Pool, Fireplace(s), Ensuite, See Remarks
Property Size: 10.0 - 49.99 Acres	Sewer: Septic	Features: Shakes
Land Features: Cleared, Landscaped, Sloping/Terraced, Year Round road	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Shakes
Access/View: Access: Ocean Front, Access: Year Round Road, View: Ocean	Rental Equipm.: None	Flooring: Carpet, Cushion, Hardwood, Ceramic/Porcelain, Tile/Lino
Water Frontage: Ocean		

Inclusions All kitchen & laundry appliances, window treatments (also includes waterfront PID 60633831).
Exclusions

Bedrooms: 3	Sign: Yes	HST: NO	Garage: Yes	Gar.Details: DOUBLE INGROUND
Bathrooms: 3 \ 1	Lockbox: Yes	PCDS: Yes	Waterfront: Yes	Water:
Rental Income:	Road: Public	Matrim.:		
Building Age: 41-60	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	38` X 21`	MAIN FLOOR	OTHER	MASTER DRESSING ROOM
MAIN FLOOR	DINING ROOM	20` X 21`	MAIN FLOOR	BATH (# pieces 1-6)	2-PC POWDER ROOM
MAIN FLOOR	DEN/OFFICE	19` X 16`	2ND FLOOR	BEDROOM	27X18 + DRESSING RM
MAIN FLOOR	FOYER	14` X 12`	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	4-PC
MAIN FLOOR	KITCHEN	22` X 13`	2ND FLOOR	BEDROOM	16` X 14` + WALK-IN
MAIN FLOOR	MASTER BEDROOM	18` X 16`	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	4-PC
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	4-PC	LOWER LEVEL	LAUNDRY	18` X 18`

Betterment Charges:

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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