



Price: \$210,000	MLS® #: 60623139
Status: Active	
Legal Descr.:	
Address: 92 PINE GROVE ST	
City: MAHONE BAY, B0J 2E0	
Side of Road:	District: SS DILUN
Lot Size: 7130 SQ FT	Sub-Dist: B2
Water frontage:	Zoning: RES
Sq. Footage (MLA): 840	Sec. School: PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA): 840	Elem Schl: BAYVIEW / WALDORF
Building Dimensions: IRREGULAR	
Possession: NEGOTIABLE	

Overview Just what you wanted! ...Centrally Located, Low Maintenance, One-level Living. This compact & charming new home features an open plan Living-Dining-Kitchen area. Double French doors open to a large sunny deck with retractable awning, surrounded by gardens. 2 bedrooms, each w/ full ensuite, plus laundry and a 3rd half bath just inside the foyer! This thoughtfully designed, light-filled bungalow enjoys every convenience tucked into a tidy package, with clever use of interior French doors for light & space saving pocket doors. Energy efficient & comfortable with infloor hot water radiant heat. Nicely positioned on a well treed corner lot on a tranquil street, an easy walk to all amenities including the popular Mahone Bay Centre with its full slate of activities. A handy carport provides shelter for 2 vehicles. All new construction w/ durable Cape Cod siding and modern systems means worry-free home ownership for years to come. Enjoy the benefits of condo-living, without the monthly fees!
(PLEASE NOTE: \$210,000 price is Firm)

Directions Town of Mahone Bay. From Main Street, turn onto Fairmont Street. Follow Fairmont three blocks then left onto Pine Grove Street. House is second on right, civic #92. Realty sign posted.

Type: Single Family	Heating: Electric, Hot Water, Radiant	Exterior: Wood/Clapboard
Style: Bungalow, Detached	Garage Type: Double, Carport	Driveway: Gravel
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Slab
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Air Exchanger, Ensuite, See Remarks
Land Features: Landscaped	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Year Round Road	Rental Equipm.: None	Flooring: Laminate
Water Frontage:		

Inclusions Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Exclusions

Bedrooms: 2	Sign: Yes	HST: NO	Garage: No	Gar.Details: CAR PORT
Bathrooms: 2 \ 1	Lockbox: Yes	PCDS: Yes	Waterfront: No	Water:
Rental Income:	Road: Public	Matrim.:		
Building Age: 0-5	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13 X 11.4	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	8.6 X 4
MAIN FLOOR	KITCHEN	DINING COMBO 15.6X8	MAIN FLOOR	OTHER	POWDER ROOM 5 X 3.7
MAIN FLOOR	BEDROOM	11.9 X 10.8	MAIN FLOOR	OTHER	FOYER/LAUN 7.9 X 5.6
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	8.6 X 4	MAIN FLOOR	OTHER	HALL 12.4 X 3
MAIN FLOOR	BEDROOM	9.9 X 10.8			

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

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



Compliments of: **CYNTHIA DIAL: 902-298-0332**
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