



Price: \$249,500	MLS® #: 60176856
Status: Active	
Legal Descr.: Address: 540 MADERS COVE RD City: MADERS COVE - MAHONE BAY, B0J 2C0	
Side of Road: Lot Size: 36,569 SQ FT Water frontage: Sq. Footage (MLA): 962 Total Fin SqFt.(TLA): 962 Building Dimensions: 27 X 32 + 7 X 14	District: SS DILUN Sub-Dist: B3 Zoning: RURAL Sec. School: Elem Scht:
Possession: NEGOTIABLE	

Overview Half-way along the shore road between the culturally rich towns of Mahone Bay and Lunenburg, this traditional cottage looks across Smelt Cove to Herman's Island. The bungalow-style cottage sits very privately on nearly an acre of parkland, accented by tall pine (not spruce!) trees and bordered by a stone-walled rushing brook. The whole property is handsomely landscaped with all sorts of flowering shrubbery. The cottage has been fully updated for services and décor and is substantially winterized. There is a bright sunroom off the kitchen and bleached pine floors throughout. For summer living there is over 700 square feet of decking. Electric heating is complemented by a cozy propane fireplace. For easy access to the markets and cultural highlights of Mahone Bay and Lunenburg...or just a private getaway by the shore and near the Yacht Club, this property has it all. CWR File # 1076

Directions From Mahone Bay going toward Lunenburg, turn left on Maders Cove Road; property listed on right just before reaching the crossroads leading onto Hermans Island.

Type: Single Family	Heating: Electric, Propane, Baseboard	Exterior: Vinyl
Style: Bungalow, Detached	Garage Type:	Driveway: Gravel
Title to Land: Freehold	Water: Well, Dug	Foundation: Block, Crawl
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Features: Fireplace(s)
Land Features: Stream/Pond, Wooded/Treed, Landscaped	Services: Electricity, Telephone, Bus Service, Cable, High Speed Internet	Roof: Asphalt Shingle
Water Access/View: Access: Ocean, Access: River, View: Ocean	Rental Equipm.: Propane Tank	Flooring: Softwood
Water Frontage: River		

Inclusions		Exclusions	
Bedrooms: 2	Sign: Yes	HST: NO	Garage: No
Bathrooms: 1 \	Lockbox: Yes	PCDS: Yes	Gar.Details: NONE
Rental Income:	Road: Public	Matrim.:	Waterfront: No
Building Age: OL	CSA #: 0	Serial #: 0	Water:
	Migrated: Yes		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16 X 18.5	MAIN FLOOR	BATH (# pieces 1-6)	8 X 10.5 - 4 PC
MAIN FLOOR	KITCHEN	13 X 10.5	MAIN FLOOR	BEDROOM	9 X 9
MAIN FLOOR	DINING NOOK	13 X 6.5	MAIN FLOOR	FOYER	13 X 4
MAIN FLOOR	MASTER BEDROOM	13 X 12			

Betterment Charges:

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

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



Compliments of: **ROGER DIAL: 902-277 0593**
 E-mail: roger@coastalwindsrealty.com
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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