



Price:	\$278,000	MLS® #:	60373776
Status:	Active		
Legal Descr.:	THE MOORINGS (LCCC #7, LEVEL 2, UNIT 1)		
Address:	575 MAIN ST # 201		
City:	MAHONE BAY, B0J 2E0		
Prop known as:	MAHONE BAY HARBOUR		
Side of Road:		District:	SS DILUN
Lot Size:	OCEANFRONT CONDOMINIUM	Sub-Dist:	B2
Water frontage:	162.00	Zoning:	RES
Sq. Footage (MLA):	1,673	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	1,673	Elem Schl:	BAYVIEW / SS WALDORF
Building Dimensions:	CONDO APARTMENT		
Possession:	NEGOTIABLE		

Overview THE MOORINGS, a familiar fixture on Mahone Bay's beautiful waterfront, is an exclusive waterfront condominium complex featuring 8 residential units. #201 is a spacious 1700 sf open concept end unit infused w/ light thru the many windows that afford panoramic views of the picturesque harbour. While away the hours watching nautical activity on the bustling harbour from your private balcony. Great Room w/ vaulted ceiling extends to a Dining Room w/ a wall of windows, letting you enjoy harbourside dining illuminated by the iconic 3 Churches! Particulars incl 2 Bdms, 2 full baths, incl Master Suite w/ large walk-in, heat pump, and security entry w/ elevator. What a location!...all the amenities of this vibrant community are literally steps away: restaurants, unique shops, community marina, post office, even the grocery store is an easy walk. For the car you'll have little use for, there is a private garage w/ lots of storage. A great year-round residence, seasonal home or weekend retreat.

Directions Town of Mahone Bay - Main Street in the heart of the downtown waterfront district.

Type:	Condominiums	Heating:	Electric, Baseboard, Heat Pump	Exterior:	Wood/Clapboard
Style:	Contemporary, Condo Apartment	Garage Type:		Driveway:	Paved
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete, Full, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Elevator, Wheelchair Access, Air Exchanger, Central Vacuum, Intercom, Ensuite, Air Conditioning, Balcony
Land Features:	Year Round road	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Water Access/View:	Access: Ocean, Access : Harbour, View: Ocean	Rental Equipm.:	None	Flooring:	Carpet, Ceramic/Porcelain
Water Frontage:	Ocean				

Inclusions fridge, stove, dishwasher, stacking washer & dryer, Premiere walk-in tub
Exclusions large mirror in Foyer

Bedrooms:	2	Sign:	No	HST:	NO	Garage:	Yes	Gar.Details:	IN-GROUND SINGLE PLUS STORAGE
Bathrooms:	2 \ 0	Lockbox:	Yes	PCDS:	No	Waterfront:	Yes	Water:	DIRECT OCEAN FRONTAGE
Rental Income:		Road:	Public	Matrim.:					
Building Age:	24	CSA #:	NA	Serial #:	NA				
		Migrated:	No						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	27 X 16	MAIN FLOOR	OTHER	9.10 X 6.9 - WALK-IN
MAIN FLOOR	DINING ROOM	13 X 9.6	MAIN FLOOR	BEDROOM	12.3 X 12.3
MAIN FLOOR	KITCHEN	10 X 13.3	MAIN FLOOR	BATH (# pieces 1-6)	10.6 X 8.6
MAIN FLOOR	FOYER	9.5 X 9	MAIN FLOOR	LAUNDRY	CLOSET
MAIN FLOOR	MASTER BEDROOM	15.2 X 13.8	LOWER LEVEL	OTHER	13 X 42 - GARAGE
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	13 X 9			

Betterment Charges:

Condo Fee: **593** Condo Corp #: **7 Mobile/Leased Land F: 0**

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



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