



Price \$465,000

Status ACTIVE



MLS # 201504857

PID # 60373578

Legal Desc

Address 35 Clairmont Street

Community Mahone Bay

NS B0J 2E0

Road Public
Lot Size 17,470 sq ft (.4 acres) **Acres**
Waterfront No
Water Type /

Water Access/View
Water Frontage
Square Footage 2,900
Total Fin SqFt (TLA) 2,900
Building Dimensions 48 x 28 + 19 x 16 (approx)

District 405-Lunenburg County
Sub-District B2
Zoning RES
Elementary Bayview Community School
Middle/Jr Bayview Community School
High Park View Education Centre
Fr Imm Elem
Fr Imm Mid
Fr Imm High

[Virt Tour URL](#)

Open House Date:

Start Time: **End Time:**

Closing Date

Possession negotiable

Property Overview Is there a Doctor in the House?...well, for many years, there was! This well-known Mahone Bay residence is still fondly referred to by locals as 'The Doctor's House'. A substantial renovation in 2010 revitalized this fine home w/ a state-of-the-art heating system, updated electrical and custom kitchen & bathrooms. In the last 2 years a new roof & gutters and complete refinishing of the original floors. Large principal rooms including double Living Rm w/ fireplace & pockets doors, formal Dining Rm w/ original built-in cabinet. Stunning custom Kitchen w/ in-floor heat, propane range & walk-out to expansive deck. Main level Laundry plus bonus room w/ walk-out, ideal as a den, office, gym, or main level bedroom w/ adjacent full bath. Upstairs, 3 large bedrooms, a 2nd full bath and office. Partly finished walk-up attic is insulated, wired & plumbed w/ luxurious full ensuite already roughed-in, just imagine this spectacular 3rd floor space as your Master Suite. Double garage, paved parking for 3 cars. Large corner lot in great location w/ Main St & waterfront a mere block away.

Type Single Family
Style Detached
Bldg Style 2.5 Storey
Title to Land Freehold
Property Size Under 0.5 Acres
Land Features Landscaped, Level, Partially Fenced, Year Round Road
Appliances

Heat/Cool Fireplace, Furnace, Hot Water, In Floor,
Fuel Type Oil, Wood
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. Propane Tank

Exterior Wood Shingles
Garage Detached, Double, Wired
Driveway/Pkg Multi, Paved
Basement Full, Undeveloped, Walkout
Foundation Stone
Features Deck, Alarm System, Wood Fireplace, See Remarks
Roof Asphalt Shingle
Flooring Ceramic, Hardwood, Softwood

Inclusions

Exclusions

Directions to Property TOWN OF MAHONE BAY: Turn off Main St onto Clairmont at the Pharmasave. #35 Clairmont is on your left, 1 block up from Main St, on the corner of Clairmont & Pond Streets. Realty sign posted.

AG Bedrm 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 2 **H Baths** 0 **T Baths** 2
Rental Income
Building Age 108 **Yr Built** 1907

Sign Yes **HST** Exempt from
Lockbox Yes **PCDS** Yes
Migrated Yes

Garage Yes
Details double, detached, wired

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	30.4 x 14.6	Main Floor	Mud Room	9.8 x 5.8	3rd Level	OTHER	13 x 11 (roughed-in 4-pc
Main Floor	Dining Room	14.10 x 14.6	2nd Level	Bedroom	15 x 14			
Main Floor	Kitchen	18.7 x 18.5	2nd Level	Bedroom	14.6 x 14			
Main Floor	Den/Office	15 x 11.8	2nd Level	Bedroom	12.4 x 11.3			
Main Floor	Bath 3	7.2 x 6.9 (3-pc)	2nd Level	Bath 4	12.6 x 9 - less jog (4-pc)			
Main Floor	Foyer	13.4 x 7.4	2nd Level	Den/Office	12.8 x 8.8			
Main Floor	Laundry	6.10 x 5.7	3rd Level	OTHER	25 x 21.6 (insulated attic)			

Monthly Condo Fee **Condo Corp #**

Betterment Charges **Association Fees** **Mobile/Leased Land Fees**

Listing Office COASTAL WINDS REALTY LTD. - 14238 **Selling Price** **Closing Date**



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

Email info@OceanHomesNovaScotia.com

Company Name COASTAL WINDS REALTY LTD. - 14238

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Class: RE

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Community MAHONEYBAY

Province NS

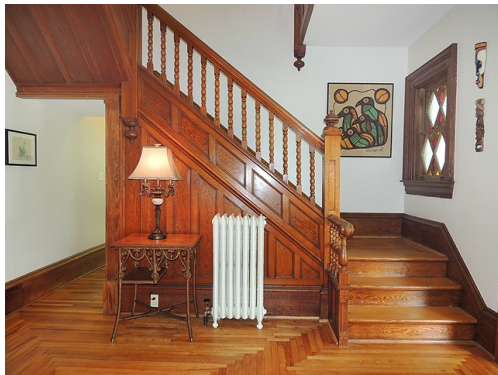
Postal Code B0J 2E0

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