



MLS Client View - RESIDENTIAL

MLS #	201605218	Number of Bedrooms	4
PID #	60174752	Master On Main Floor?	
Additional PID		Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	26
Listing Price	\$699,900	Total Fin SqFt (TLA)	2,900
Selling Price		Square Footage (MLA)	2,550
Address	9270 Highway 3	Building Dimensions	40'4" x 28'7" + 9'10" x 27'4"
Address 2			(plus bays)
Community	Maders Cove	Lot Size	3.85 acres
District	405-Lunenburg County	Garage	Yes
Sub-District	B3	Waterfront	No
Style	Detached		

Directions to Property

Less than 2 kms outside of Mahone Bay following Hwy-3 towards Lunenburg. Watch for civic #9270 on right. Realty sign posted.

[Virt Tour URL](#)



Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Mahone Bay	Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bayview Community School	Living Room	Main Floor	24' x 13'4"
Water Frontage Units		High School	Park View Education Centre	Den/Office	Main Floor	16' x 14'10"
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Dining Room	Main Floor	13' x 12'7"
Inclusions	Fridge, Stove, Dishwasher, Washer & Dryer, Verandah Swing, Window Treatments.	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	23'4" x 12'4"
Exclusions	Dining Room Light Fixture, Generator	Fr Imm High School Other	Centre scolaire de la Rive Sud (P-12) South Shore Waldorf School & Kindergarten	Mud Room	Main Floor	13'4" x 6'
Association Fees		Garage Details	double garage attached by breezeway, heated with loft guest suite. paved circular driveway	Laundry	Main Floor	11'5" x 8'
Condo Corp #		Parking Details		Bath 1	Main Floor	5'10" x 5'8" (2-pc)
Monthly Condo Fee		Rental Income		Master Bedroom	2nd Level	15'6" x 14' (+ jogs)
Condo Fee Includes		Mini/Mobile CSA /ABS#		OTHER	2nd Level	6'8" x 5'6" (walk-in)
		Mini/Mobile Serial #		Bedroom	2nd Level	12'5" x 11'4" (+ jog)
		Mobile/Leased Land Fees		Bedroom	2nd Level	12'6" x 11'4" (+ jog)
				Bath 2	2nd Level	15'2" x 9' (4-pc)
				OTHER	2nd Level	7' x 9' (front dormer)
				DEN	Lower	12'6" x 12'
				WORKS	Lower	12' x 9'6"
				UTIL	Lower	12'11" x 8'4"
				STORE	Lower	12'10" x 7'9" (cedar)
				BEDRM	2nd Level	15'8" x 15'6"

Property Overview

"Cloud Hill"...a stunning estate-like property poised atop a high ridge with breathtaking panoramas over sweeping lawns and out to the blue waters of picturesque Mahone Bay. Invisible from the road below, the stately home is accessed via a long and winding paved drive. This classic Maritime residence projects an element of 'the Grand', and delivers a dramatic first impression sitting at the crest of its hill, framed by impeccably manicured grounds. Traditional in design aesthetic, but modern in layout and comfort with R-2000 efficiency & heat-pump heating/cooling. Beautiful interior finishes complement its understated elegance & sophistication. A house-wide Living Room-Den w/ fireplace and central staircase occupies the front of the house, with double French door passageways to a formal Dining Room & bright Kitchen at the back. The 2nd floor is anchored by a wide dormer which keeps watch over the harbour, with large Master, 2 Guestrooms, and luxurious Main Bath. A breezeway connects a matching double garage which houses a loft guest suite complete with full bath. A property that invites gracious entertaining with easy flow between interior and exterior spaces. Indeed, the home and expansive lawns & gardens provide the perfect 'stage' for summer garden parties overlooking the bay. In a sought-after location 2 minutes from Mahone Bay, Cloud Hill with its 4 elevated acres offers that rare combination of complete privacy close to town. Come on up to Cloud Hill, the swing on the verandah is just waiting for you!

Property Features

BUILDING STYLE	Cape Cod	GARAGE	Detached, Double, Heated
PROPERTY SIZE	3 to 9.99 Acres	DRIVEWAY/PARKING FEATURES	Circular, Paved Deck, Patio, Alarm System, HRV (Heat Rcvry Ventln), Air Jet Tub, Propane Fireplace, See Remarks
BASEMENT	Fully Developed, Partial	RENTAL EQUIPMENT	Propane Tank
FOUNDATION	Other	WATER ACCESS/VIEW	View: Bay, View: Ocean
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
FLOORING	Ceramic, Hardwood, Tile		
HEATING/COOLING TYPE	Baseboard, Central Air, Heat Pump -Ducted		
FUEL TYPE	Electric		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



CYNTHIA DIAL - Main: 902-298-0332
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RED DOOR REALTY - 16940



List Office **RED DOOR REALTY - 16940**

MLS # 201605218

List Price \$699,900

Status: ACT

Class: RE

Address 9270 Highway 3

Community MADERSCOV

Province NS

Postal Code B0J 2E0

Listing Office:

RED DOOR REALTY - 16940



Welcome to Cloud Hill



A hilltop estate w ocean views



Double Garage w/ Finished Loft



A classic Maritime Residence..



...with wrap-around verandah.



Just inside the front door.



On your right...



...a spacious Den with...



...built-in bookcase.



Den opens to Living Room area.



Formal Dining Room w/ Walk-out



Bright Kitchen with...

Data provided by the Nova Scotia Association of REALTORS®.



...large island with seating.



Let's go upstairs shall we?



Sweeping Views!



Large Master w/ Walk-in and...



...custom cabinetry.



View from Master Bedroom



Guest Bedroom #1



Guest Bedroom #2



Luxurious Main Bath



Finished Loft above the garage



Full Bath in Loft Bedroom



Sun-soaked back deck off D-R



Back of house showing breezeway



Stone paths and gardens



'Where did I hide that bone!?'



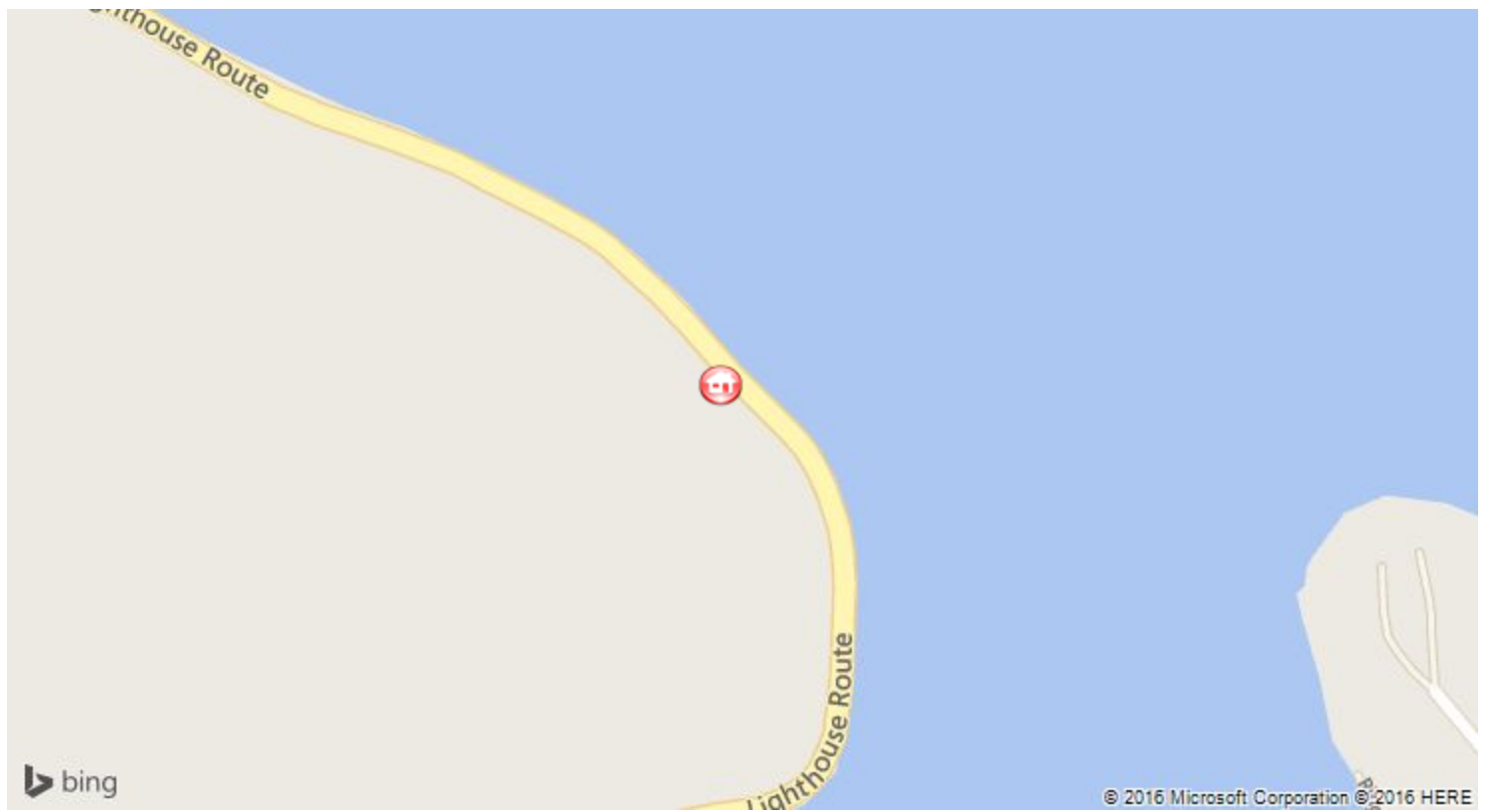
Perfect stage for garden party



Yourseat on the veranda awaits



Put yourself into THIS picture



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