

92 Pine Grove St, Mahone Bay



Just What You Wanted!

\$210,000

Just what you wanted! ...Centrally Located, Low Maintenance, One-level Living. This compact & charming new home features an open concept Living-Dining-Kitchen area with double French doors that open out to a spacious sunny deck with retractable awning, surrounded by perennial gardens. Two bedrooms, each with full ensuite, plus laundry and a third 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 and space saving pocket doors. Energy efficient and comfortable with in-floor hot water radiant heat. Nicely positioned at an angle 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 with durable Cape Cod siding and state-of-the-art systems mean worry-free home ownership for years to come. Experience all the benefits of condo-living, without the monthly fees!

(PLEASE NOTE: \$210,000 price is Firm)



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 2010
Lot Size: 7130 sq ft
Style: One-Level Bungalow
Floor Space: 840 sq ft
Bedrooms: 2
Bathrooms: 2.5
Flooring: laminate
Heating: In-floor hot water radiant
Water: municipal
Sewer: municipal
Parking: gravel driveway
Garage: carport for 2 vehicles
Services: electric, phone, cable, high-speed internet
Zoning: residential
Assessment: \$197,600 (2014)
Taxes: \$2392 (2014)

Rooms

Living Room: 13' x 11'4" (Main)
Kitchen/Dining: 15'6" x 8' (Main)
Bedroom: 11'9" x 10'8" (Main)
Ensuite: 8'6" x 4' (Main)
Bedroom: 10'8" x 9'9" (Main)
Ensuite: 8'6" x 4' (Main)
Hall: 12'4" x 3' (Main)
Powder Room: 5' x 3'7" (Main)
Foyer/Laundry: 7'9" x 5'6" (Main)
Utility Room: 3'7" x 3'7" (Main)

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. Look for the Coastal Winds Realty Sign!