

44 Maders Cove Rd, Maders Cove



Overlooking the Waters of Maders Cove!

\$659,000

Change your glasses! Change your mind! This stunning property on the shores of Maders Cove was previously on the market as a B&B. Indeed it is probably one of the few hostelrys in the province with the cash-flow to justify the commercial price tag. However let's not miss the obvious...THE reason why it has been so darn successful with travelers is because it is such a comfy & flawless (absolutely no wear & tear) 4 bedroom (all ensuite!) luxurious HOME...with a to-die-for 900 sq-ft Guest House featuring yacht-filled views over tranquil Maders Cove and the entrance to Mahone Bay Harbour. Yes, this is a FINE HOME, with an interior straight from the pages of 'Coastal Living' magazine. It's now time for this Classic Coastal residence to "go domestic"; there's plenty of room for a large family or armies of friends (trust me, live here and they'll come in droves). Heck, if your friends insist on showing their gratitude, let'em pay. Have a look at the pictures and book a viewing soon. Now's the time to "put on your glasses" and take a look at the New Price. Yep...That should make up your mind!



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



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Property Highlights

Age ±: c. 1890

Lot Size: 24,000 sq ft (.55 acres)

Floor Space: 2300 sq ft

Bedrooms: 5+

Bathrooms: 5+

Flooring: softwood, ceramic

Heating: oil-fired forced hot air, electric baseboards

Fireplace/s: wood burning fireplace

Outbuildings: Guest House w/ Kitchen, Loft Bedroom & Ensuite; Utility Shed

Taxes: \$3,858 (2013)

Rooms

Living Room: 15'8" x 14' (Main)

Family Room: 16'5" x 14'3" (Main)

Den/Office: 12'8" x 11'6" (Main)

Dining Room: 16'2" x 14'8" (Main)

Kitchen: 17' x 16'5" (Main)

Foyer/Hall: 5'9" x 4' (Main)

Laundry: 11'5" x 5' (Main)

Master Bedroom: 16' x 11'8" (Main)

Ensuite: 16' x 6' (4-pc) (Main)

Master Bedroom: 20' x 13'3" + 6'7" x 6'4" (2nd)

Ensuite: (3-pc) (2nd)

Bedroom: 13'6" x 12'10" + 7' x 4' (2nd)

Ensuite: (3-pc) (2nd)

Bedroom: 12'4" x 12' + 8' x 6'4" (2nd)

Ensuite: (3-pc) (2nd)

Directions

Follow Coastal Route #3 from Mahone Bay toward Lunenburg. 2.5 km outside of Mahone Bay turn left onto Maders Cove Road (first left turn). House on right, Look for the Coastal Winds Realty sign!