

## 9270 Hwy-3, Maders Cove - Mahone Bay



MLS® 201605218

*Up on Cloud Hill... Life is Good!*

**\$699,900**

"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!



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Age ±:** 26 yrs

**Lot Size:** 3.85 acres

**Floor Space:** approx. 2900 sq ft (+ 300 s-f garage loft)

**Bedrooms:** 4

**Bathrooms:** 2.5

**Flooring:** hardwood, ceramic tile

**Heating:** electric heat pump (heat & air-conditioning)

**Water:** drilled well

**Sewer:** septic

**Parking:** paved circular driveway

**Garage:** detached, double, heated w/ finished loft (24x24)

**Features:** decks & patios, alarm system, air jet tub, central air conditioning, HRV (heat recovery ventilator)

**Fireplace/s:** propane fireplace

**Taxes:** \$5,819 (2016)

### Rooms

Living Room (w/ Foyer): 24' x 13'4" (Main)

Den/Office: 16' x 14'10" (Main)

Dining Room: 13' x 12'7" (Main)

Kitchen: 23'4" x 12'4" (Main)

Laundry: 11'5" x 8' (Main)

Bath (2-pc): 5'10" x 5'8" (Main)

Master Bedroom: 15'6" x 14' (+ jogs) (2nd)

Walk-in Closet: 6'8" x 5'6" (2nd)

Bedroom: 12'5" x 11'4" (+ jog) (2nd)

Bedroom: 12'6" x 11'4" (+ jog) (2nd)

Bath (4-pc): 15'2" x 9' (2nd)

Den/Office: 12'6" x 12' (Lower)

Workshop/Studio: 12' x 9'6" (Lower)

Garage Loft (Bed/Sitting): 15'8" x 15'6" (2nd)

Garage Loft (Bath, 3-pc): 7'6" x 4'5" (2nd)

### **Directions**

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