

## 133 Edgewater St, Mahone Bay



### *A Perfect Union!*

**\$545,000**

In 1833, 4 denominations came together in the building of the 'Union & Harmony Meeting House' on Edgewater Street. "Union House" would serve as Mahone Bay's 1st "church", long before the community became known for its iconic "3 Churches". Built nearly 2 centuries ago to be a place where different perspectives could come together in harmony, this notable landmark continues to be a house of contrasts, a 'Union' if you will, of historic & contemporary. The immaculate exterior retains its classic colonial lines, but upon entering, one discovers a decidedly contemporary open design featuring a stunning bluestone slate wall standing as the dramatic centerpiece of a flowing Main Living Area. Other unique features include a glass greenhouse, an authentic 19th century sitting room w/ original plank floors, wainscoting & built-in cupboard, and an open gallery from the 2nd floor landing illuminating upper & lower levels w/ natural light. 3 bedrooms include a large Master Suite w/ harbour views. Outside, park-like landscaping integrates colorful gardens, manicured lawns & hardscaping, and even a tranquil pond. Situated on a little rise of land, the home enjoys views of picturesque Mahone Bay Harbour. Arguably the most coveted location in town, the very private dead-end offshoot of Edgewater is a fascinating streetscape of just 3 distinctive & beautifully maintained historic homes. This peaceful enclave seems a world away from the bustling town center, but a scenic 5 minute stroll takes you to the very heart of the downtown core.



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### Property Highlights

**Age ±:** c. 1833

**Lot Size:** 10,764 sq ft (.25 acres)

**Style:** 2 Storey Colonial

**Floor Space:** 2350 sq ft

**Bedrooms:** 3

**Bathrooms:** 2.5

**Flooring:** hardwood, softwood, stone, carpet, tile

**Heating:** oil-fired furnace, hot water baseboards

**Water:** municipal

**Sewer:** septic

**Parking:** gravel driveway

**Services:** electricity, phone, cable, high-speed internet (FibreOP available)

**Features:** harbour/ocean views, ensuite, central vac, greenhouse, deck/patio, fish pond

**Zoning:** residential

**Taxes:** \$4,883 (2015)

### Rooms

Living Room: 29 x 14.9 (Main)

Dining Room: 13.7 x 12.8 (Main)

Kitchen: 15.3 x 9 (Main)

Den/Office: 15.4 x 10 (Main)

Bath: 2-pc (Main)

Mudroom: 9.7 x 8 (Main)

Greenhouse: 9 x 7.4 (Main)

Master Bedroom: 17.6 x 14.9 (2nd)

Walk-thru Closet: 8.9 x 6 (2nd)

Ensuite: 8.9 x 7.8 (4-pc) (2nd)

Bedroom: 17 x 8.5 (2nd)

Bedroom: 11.4 x 9.6 (2nd)

Bath: 7.7 x 5.1 + jog (3-pc) (2nd)

### Directions

TOWN OF MAHONE BAY: Located on the "old-road" offshoot of Edgewater Street (a quiet dead-end street of just 3 homes). Entering Mahone Bay from exit 10, take a "very sharp" right turn just as you come to the first of the famous "3 Churches" as you come into town (Trinity United Church). Civic #133 is the second home on your left. Look for the Red Door Realty sign!