



MLS® 201900756

Who Says You Can't Have It All !

\$795,000

WHO SAYS YOU CAN'T HAVE IT ALL! Here is a beautiful gothic revival home, with detached guest quarters, a double garage plus workshop/boat barn, gorgeous lawn-fronted beach frontage and the most elaborate docking facilities for all manner and size marine craft. For all its modern functionality this is a heritage home, aesthetically rich in character detail crafted in wood and plaster from floors to ceiling, with dreamy views across blue waters and green lawns. The lower level (one hesitates to say "basement") features a movie theatre, billiard room, and lots of storage cabinetry. Then consider location...Martins River, a gold standard venue for serious boaters, snug in most storms...IN (not just near) the great sailing waters of Mahone Bay. And just minutes away from the town of Mahone Bay with the best schools and cultural programs for all ages to be found on the South Shore. It's ALL here for you...book a showing now and come see for yourself.



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



Listing Agents

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Roger Dial C: 902-277-0593
E: roger@reddoorrealty.ca

Property Highlights

Lot Size: 1.35 acres

Floor Space: 3849 sq ft

Bedrooms: 4

Bathrooms: 3

Heating: oil-fired forced hot air

Water: drilled well

Sewer: septic

Parking: gravel driveway with parking for multiple vehicles

Garage: double detached wired w/ loft studio (24 x 24)

Features: 170+/- ft oceanfrontage w/ wharf & protected anchorage, patio/deck, covered verandah, en-suite bath, air exchanger

Fireplace/s: wood fireplace, woodstove

Outbuildings: workshop/boathouse

Taxes: approx. \$4200

Rooms

Living Room: 25 x 16.5 (Main)

Dining Room: 12 x 10 (Main)

Kitchen: 23.5 x 13 (Main)

Den/Office: 10.5 x 13 (Main)

Bath (2-pc): 6 x 6 (Main)

Studio: 10 x 14.5 (Main)

Foyer/Hall: 10 x 40 (Main)

Master Bedroom: 23.5 x 13 (2nd)

Ensuite (3-pc): 8 x 5.5 (2nd)

Bedroom: 10 x 13 (2nd)

Bedroom: 10 x 11.5 (2nd)

Bedroom: 10 x 11 (2nd)

Bath (3-pc): 9 x 7 (2nd)

Upper Hall: 6 x 26 (2nd)

Games Room: 23 x 12 (Lower)

Rec Room: 24 x 16 (Lower)

Laundry: 10 x 12 (Lower)

Storage: 12 x 23 (Lower)

Utility Room: 9 x 14 (Lower)

Directions

Highway 3 between Chester and Mahone Bay. Turn onto Silver Point Road. Civic #268 is near the end of the point. Look for the Red Door Realty Sign!