

## 37 Hedge Row, Mahone Bay



201614219

### *A Hidden Oasis...steps from Main Street!*

**\$350,000**

Quiet & tranquil Hedge Row is a hidden oasis just steps from Mahone Bay's waterfront and the shops, restaurants & services of Main Street. Sitting proudly on the peaceful lane is this charming & extensively renovated character home on a generous and beautifully landscaped town lot. A fresh & bright interior features an open plan main living area with new hardwood floors. The expansive Living/Dining Room adjoins a pretty Sunroom addition at the back of the house where a walk-out leads to a large south-facing back deck with pergola. The updated Kitchen also enjoys access to the outside via a side entry Mudroom with convenient main floor Powder Room. Completing the main level is a cozy Family Room/Den -- with a whole wall of built-in closets & cupboards, this versatile space could easily double as a main level Bedroom. Upstairs, there are 3 good sized bedrooms, including a large and sunny Master which adjoins the main bath and has a generous walk-in closet. At the back of the wide upper hallway/landing is a clever 2nd floor laundry/linen closet, and at the opposite end, a lovely reading nook with window seat in the front dormer. The house has been thoughtfully updated with many period elements left intact, including wide trimwork & mouldings, a finely detailed staircase & railing, and beautifully refinished wide plank pine flooring. Updated systems include a new 200-Amp electrical service, newer windows throughout, fully insulated, and an efficient ducted heat pump (heat & AC) providing low-cost comfort year-round.



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### Listing Agents

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

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

### Property Highlights

**Age ±:** c. 1880

**Lot Size:** 8,640 sq ft

**Floor Space:** 1860 sq ft

**Bedrooms:** 3

**Bathrooms:** 1.5

**Flooring:** hardwood, softwood, ceramic tile, carpet, cushion

**Heating:** heat pump (ducted), electric baseboards

**Water:** municipal

**Sewer:** municipal

**Parking:** gravel driveway

**Services:** electricity, phone, cable, high-speed internet

**Features:** heat pump central air-conditioning, 2nd floor laundry, large back deck w/ pergola

**Fireplace/s:** propane stove

**Outbuildings:** garden shed

**Zoning:** Residential

**Taxes:** \$3,338 (2016)

### Rooms

Living Room: 15.6 x 12.1 (Main)

Dining Room: 11.3 x 12 (Main)

Kitchen: 13.7 x 11.4 (Main)

Den/Office: 11.5 x 9.11 (Main)

Sunroom: 13.10 x 11.4 (Main)

Bath (2-pc): 4.4 x 3.1 (Main)

Side Entry Mudroom: 8 x 4.4 (Main)

Master Bedroom: 13.10 x 11.5 (2nd)

Walk-in Closet: 10 x 4.3 (2nd)

Main Bath/Ensuite (4-pc): 9.10 x 6.7 (2nd)

Bedroom: 11.7 x 11.4 (2nd)

Bedroom: 12.1 x 11.3 (2nd)

Dormer Reading Nook: 10 x 6.7 (2nd)

Laundry: 6.9 x 5.4 (2nd)

### **Directions**

Town of Mahone Bay: From Main Street, turn onto Clairmont Street at Kinburn Pharmasave. Take next left onto Pond Street and then next left onto Hedge Row. Civic #37 is first house on your right. Look for the Red Door Realty sign!