

## 161 Hirtle Cove Rd, Oakland ~ Mahone Bay



### Delightful Hirtle's Cove!

**\$420,000**

South Shore real estate watchers will recognize that here, finally, is a property which is coming to the market reasonably priced to sell...there will not be a long trail of price reductions ahead on this one. This is a lovely 4 bed/3 bath all-season home at one of the best addresses on the Mahone Bay shoreline. Built to Ark specs by a legendary master builder, it has been meticulously maintained...rest assured there will be no big-ticket post-purchase 'fix-it' issues. What you see is what you get...a spacious, bright modern home...almost a blank canvas inviting you to put your own aesthetic mark on it. And, how about those superlative views over the sweeping lawn down to sail-dotted Mahone Bay! Though Hirtle's Cove is very definitely a "neighbourhood", this property sits very privately on 1.25 well-treed acres. There are front and back decks to soak up (or fend off) the summer sun, plus the convenience of a carport, as well as a garage. Want activity? Think Mahone Bay Centre (<http://mahonebaycentre.org/>) as just one of a host of cultural, education, recreational, shopping, or dining offerings in bustling Mahone Bay, which is a quick 5 minutes' drive along the shore.



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



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### Property Highlights

**Age ±:** 1991  
**Lot Size:** 54,886 sq ft (1.26 acres)  
**Style:** Cape Cod  
**Floor Space:** 2013 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Flooring:** carpet, hardwood, linoleum  
**Heating:** electric baseboards  
**Water:** dug well  
**Sewer:** septic  
**Parking:** gravel driveway  
**Garage:** attached single (heated), plus carport  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** covered decks at front and back, original house plans available  
**Fireplace/s:** wood burning fireplace  
**Zoning:** Residential  
**Assessment:** \$566,200 (2015)  
**Taxes:** \$5,294 (2015)

### Rooms

Living/Dining Room: 24 x 13 (Main)  
Kitchen: 17.5 x 8.2 (Main)  
Den / Bedroom: 11.2 x 9.6 (Main)  
Bath (3-pc): 8.3 x 6 (Main)  
Bedroom: 25.3 x 13 (2nd)  
Bedroom: 25.3 x 12.5 (2nd)  
Bedroom: 15.10 x 11.10 (2nd)  
Bath (4-pc): 10.7 x 5.3 (2nd)  
Bath (3-pc): 7.7 x 5.3 (2nd)

### Directions

Located less than 5 minutes from downtown Mahone Bay!

Leaving Mahone Bay along Edgewater St (Route-3), turn onto the Oakland Rd just after Kedy's Bridge (at the head of Mahone Bay Harbour). Continue 2 km and watch for sign for Hirtle Cove Rd on your right. Follow Hirtle Cove Rd to driveway for civic #161. Look for the Red Door Realty sign!