

## 35 Clairmont St, Mahone Bay



*"Is there a Doctor in the House?"*

**\$465,000**

'Is there a Doctor in the House?'...well, for many years, there was! And this well-known Mahone Bay residence is still fondly referred to by locals as 'The Doctor's House'. A substantial renovation in 2010 revitalized this fine home with a new state-of-the-art heating system, updated electrical and custom kitchen & bathrooms. In the last 2 years, a new roof & gutters and complete refinishing of the original floors. Large principal rooms including double Living Room w/ fireplace & pocket doors and formal Dining Room w/ original built-in cabinet. The heart of the living space is a stunning custom Kitchen w/ in-floor radiant heat, propane range, eat-in area plus a wall of tall windows & doors leading to an expansive deck. Completing the main level are a laundry room, side-entry mudroom, and bonus room with walk-out, once the Doctor's office, now ideal as a den, office, exercise room, or main level bedroom w/ adjacent full bath. A gracious original staircase leads upstairs to the upper landing, 3 large bedrooms, a 2nd full bath and office. Partly finished walk-up attic is fully insulated, wired, and plumbed. With a luxurious full ensuite already roughed-in, it doesn't take much imagination to envision this spectacular 3rd floor space as your Master Suite. There's a double garage plus paved parking for 3 cars...and "parked" is how your cars will stay, as 35 Clairmont enjoys an excellent central location, set on a large corner lot with Mahone Bay's bustling Main Street and vibrant waterfront a mere block away.



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### Property Highlights

**Age ±:** c. 1907

**Lot Size:** 17,470 sq ft (.4 acres)

**Style:** 2.5 storey Edwardian

**Floor Space:** 2900 sq ft

**Bedrooms:** 3

**Bathrooms:** 2

**Flooring:** hardwood, softwood, ceramic

**Heating:** oil-fired hot water radiators & in-floor radiant

**Water:** municipal

**Sewer:** municipal

**Parking:** paved parking for 3 vehicles

**Garage:** double, detached, wired

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

**Fireplace/s:** wood burning insert

**Zoning:** Residential

**Assessment:** \$395,400 (2015)

**Taxes:** \$4,827 (2015)

### Rooms

Living Room: 30.4 x 14.6 (Main)

Dining Room: 14.10 x 14.6 (Main)

Kitchen: 18.7 x 18.5 (Main)

Den/Office: 15 x 11.8 (Main)

Bath (3-pc): 7.2 x 6.9 (Main)

Foyer/Hall: 13.4 x 7.4 (Main)

Laundry: 6.10 x 5.7 (Main)

Mudroom: 9.8 x 5.8 (Main)

Bedroom: 15 x 14 (2nd)

Bedroom: 14.6 x 14 (2nd)

Bedroom: 12.4 x 11.3 (2nd)

Bath (4-pc): 12.6 x 9 (less jog) (2nd)

Den/Office: 12.8 x 8.8 (2nd)

Open insulated attic space: 25 x 21.6 (3rd)

Roughed-in 4-pc Bath: 13 x 10.8 (3rd)

**Directions**

TOWN OF MAHONE BAY: Turn off Main Street onto Clairmont at the Pharmasave. 35 Clairmont is on your left, one block up from Main Street, on the corner of Clairmont & Pond Streets. Look for the Red Door Realty sign!