



MLS Client View - RESIDENTIAL			
MLS #	201620918	Number of Bedrooms	4
PID #	60376050	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	146
Listing Price	\$595,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	2,960
Address	121 Edgewater Street	Square Footage (MLA)	2,960
Address 2		Building Dimensions	38.8 x 28.5 + 20.1 x 15.2
Community	Mahone Bay	Lot Size	38,502 sq ft (.88 acres)
District	405-Lunenburg County		***Pending
Sub-District	B2		
Style	Detached		

Directions to Property

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 #121 is the first home on your left. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water	Mahone Bay Harbour	Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bayview Community School	Living Room	Main Floor	14.5 x 13.10
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	14.6 x 11.7
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	17 x 14
Inclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	OTHER	Main Floor	9.6 x 8 - PANTRY
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	Den/Office	Main Floor	11.7 x 9.11
Association Fees		Other	South Shore Waldorf School & Kindergarten	Family Room	Main Floor	14.5 x 13.10
Condo Corp #		Garage Details	detached single-plus, wired	Bath 1	Main Floor	4.3 x 4.2 (2-pc)
Monthly Condo Fee		Parking Details	gravel driveway, parking for multiple vehicles	Foyer	Main Floor	11 x 7.9 (front)
Condo Fee Includes		Rental Income		Foyer	Main Floor	12.3 x 5.9 (back)
		Mini/Mobile CSA /ABS#		Master Bedroom	2nd Level	15 x 12
		Mini/Mobile Serial #		OTHER	2nd Level	11.10 x 11.6 -
		Mobile/Leased Land Fees		Bedroom	2nd Level	13.9 x 12.3
				Bedroom	2nd Level	12.3 x 10.5
				BATH2	2	12.3 x 7.2 (3-pc)
				OTHER	2	19.9 x 14 -

Property Overview

Everybody seems to know the beautiful 'Three-peaked House on the Hill'! With its prominent position sitting atop four stepped terraces at the head of Mahone Bay harbour, 121 Edgewater Street is undeniably one of Mahone Bays' most recognized homes. A fine example of Gothic Revival architecture from the late 19th century with its striking three cross-gables, the home is ideally situated, elevated high above the road on a natural rise of land that lends grandness to the property, and affords gorgeous views of the picturesque harbour. Inside, a spacious French country kitchen with woodstove and updated bathrooms meld with an abundance of original detail to create that perfect balance of old and new. The grand front hall and staircase speak to the provenance of this significant residence, and well-proportioned principal rooms on the main level, including a formal dining room, serve for comfortable casual living, or elegant entertaining. The focal point of the second floor is an impressive upper landing gallery, perhaps the most unique feature of this distinctive home. Tall Gothic dormers give height to the three bedrooms at the front of the house, plus pretty views of Mahone Bay harbour through the trees of the terraced front lawn. The master features an adjoining dressing room, and in the rear ell is a great hobby/studio space with back stairway to the kitchen below. Outside, there's a level back yard with large deck and garage/workshop building, plus nearly an acre of lawns and gardens. Arguably the most coveted location in town, the very private dead-end offshoot of Edgewater is a fascinating streetscape of just 3

Property Features

BUILDING STYLE	2 Storey	GARAGE	Detached, 1.5, Wired
PROPERTY SIZE	0.5 to 0.99 Acres	DRIVEWAY/PARKING	Gravel, Parking Spaces(s)
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Deck, Wood Stove(s), See Remarks
FOUNDATION	Slab	RENTAL EQUIPMENT	None
EXTERIOR FINISH	Wood Shingles	WATER ACCESS/VIEW	View: Bay, View: Harbour, View: Ocean
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
FLOORING	Softwood	COMMUNITY FEATURES	Park, Playground, School Bus Service, Shopping
HEATING/COOLING TYPE	Forced Air, Furnace, Stove		
FUEL TYPE	Oil, Wood		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Other		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



CYNTHIA DIAL - Main: 902-298-0332
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RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 201620918
List Price \$595,000
Status: ACT
Class: RE

Address 121 Edgewater Street
Community MAHONEBAY
Province NS
Postal Code B0J 2E0

Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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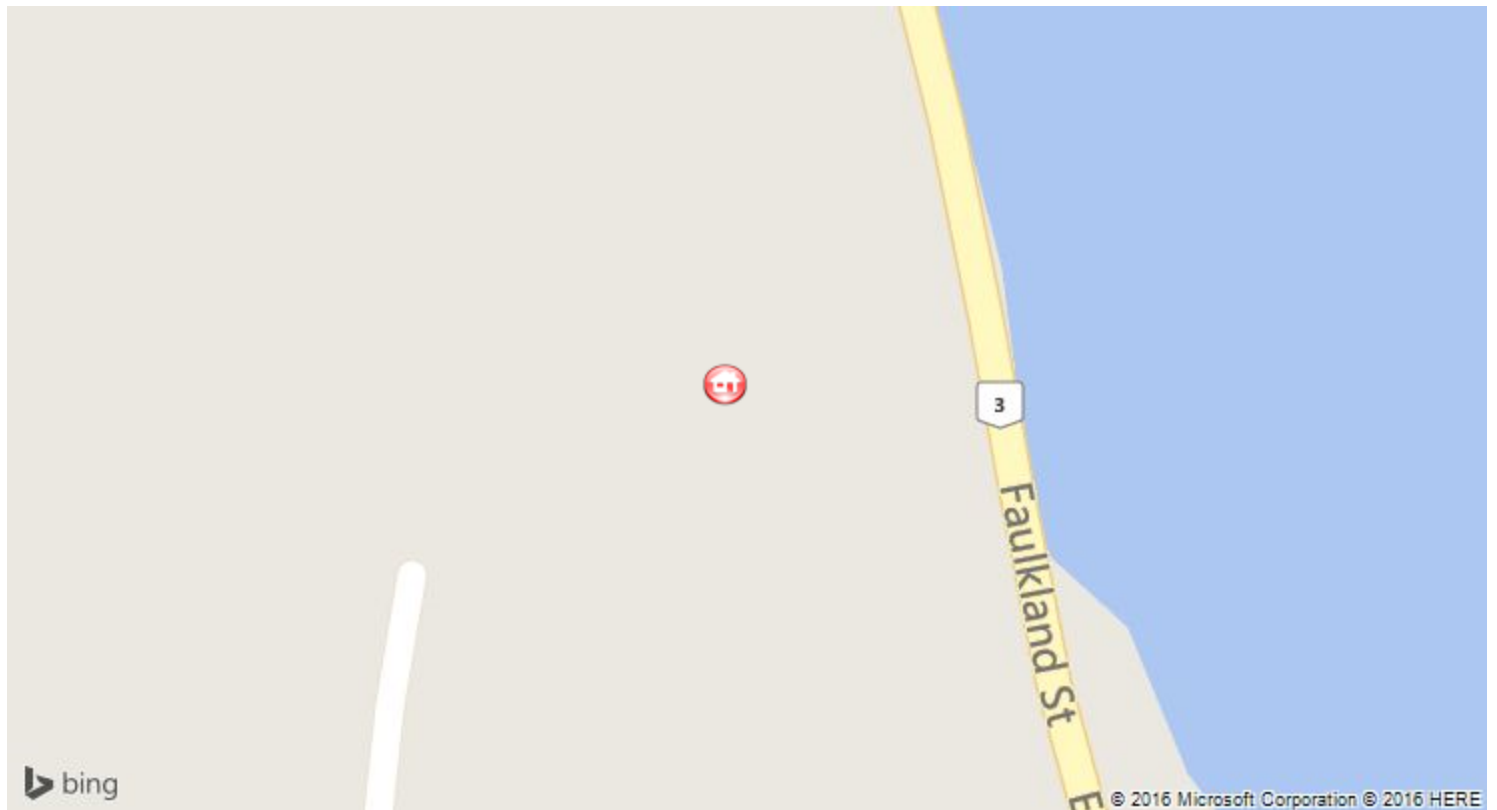
PID # 60376050



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