



MLS Client View - RESIDENTIAL

MLS #	201716420	Number of Bedrooms	3
PID #	60372653	Master On Main Floor?	
Additional PID		Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	132
Listing Price	\$439,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	2,923
Address	23 Pleasant Street	Square Footage (MLA)	2,923
Address 2		Building Dimensions	Irregular
Community	Mahone Bay	Lot Size	8,086 sq ft
District	405-Lunenburg County	Garage	No
Sub-District	B2	Waterfront	No
Style	Detached		

Directions to Property

Town of Mahone Bay: Pleasant Street, just off of Main Street. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bayview Community School	Living Room	Main Floor	17 x 14
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	14 x 13.5
Zoning	RES	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	14 x 14
Inclusions	gas stove, fridge, dishwasher, washer & dryer	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Mud Room	Main Floor	6 x 7.5
Exclusions		Fr Imm High School	Centre scolaire de la Rive Sud	OTHER	Main Floor	14 x 12 Parlour
Association Fees		Other	South Shore Waldorf School & Kindergarten	Foyer	Main Floor	16 x 9.5
Condo Corp #		Garage Details		Sun Room	Main Floor	14 x 4.5
Monthly Condo Fee		Parking Details	Paved Driveway	Bath 1	Main Floor	2 Piece
Condo Fee Includes		Rental Income	Potential	Bedroom	2nd Level	14 x 11
		Mini/Mobile CSA/ABS#		Bedroom	2nd Level	14 x 14.5
		Mini/Mobile Serial #		Bedroom	2nd Level	12.5 x 13.5
				Bath 2	2nd Level	3 Piece
				Bath 3	2nd Level	4 Piece
				OTHER	3rd Level	16 x 30 (hobby room)
				OTHER	3rd Level	8 x 9.5 (office)

Property Overview

PRIDE OF PLACE: Remember when homes were described as "gracious"...when rooms were said to be "generous"...a time when houses were not just built, but proudly "crafted". Those were the days when homeowners socialized with passers-by from "handsome" verandahs and took a "turn" around their garden "come evening". These are the feelings evoked by 23 Pleasant Street. Entering the vestibule (who even thinks "vestibule" any more?) one is greeted by a handsome staircase composed of beautifully turned mahogany...we are walking on "polished" hardwood floors, and we feel compelled to caress drapery that is "satin-lined". Note how the hallway walls end in softly curved vertical horizons carefully shaped from wet plaster (try banging that up with mass produced dry wall!). The interior doors here are solid wood and paneled, not hollow plastic filled with cheap echoes. This is a spacious house with three generous-sized bedrooms, 2 1/2 baths and a big finished third floor bonus. Inside and out, this is a very well maintained property that offers a new generation of owners something quite precious....call it "pride of place".

Property Features

BUILDING STYLE	2.5 Storey	DRIVEWAY/PARKING	Paved
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Shed
BASEMENT	Full, Undeveloped	FEATURES	Central Vacuum, Propane Fireplace
FOUNDATION	Stone	APPLIANCES INCLUDED	Range - Gas, Dishwasher, Refrigerator
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	Propane Tank
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Level, Partially Fenced, Year Round Road
FLOORING	Ceramic, Hardwood	COMMUNITY FEATURES	Park, Playground, Recreation Center, School Bus Service, Shopping
HEATING/COOLING TYPE	Forced Air, Furnace, Space Heater		
FUEL TYPE	Oil, Propane		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



ROGER DIAL - Main: 902-277-0593
roger@reddoorrealty.ca
RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 201716420
List Price \$439,000
Status: ACT
Class: RE

Address 23 Pleasant Street
Community MAHONEYBAY
Province NS
Postal Code B0J 2E0

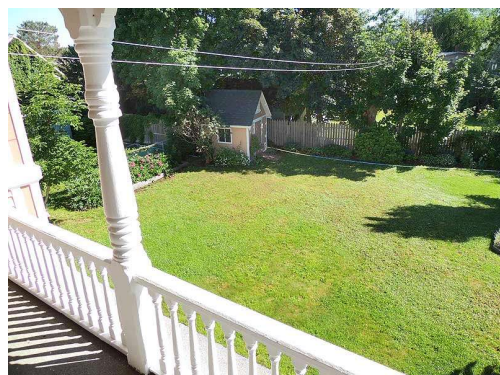
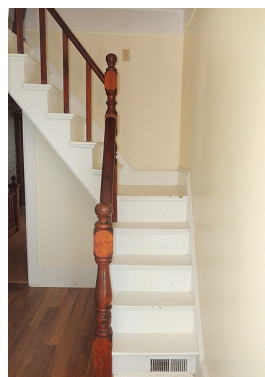
Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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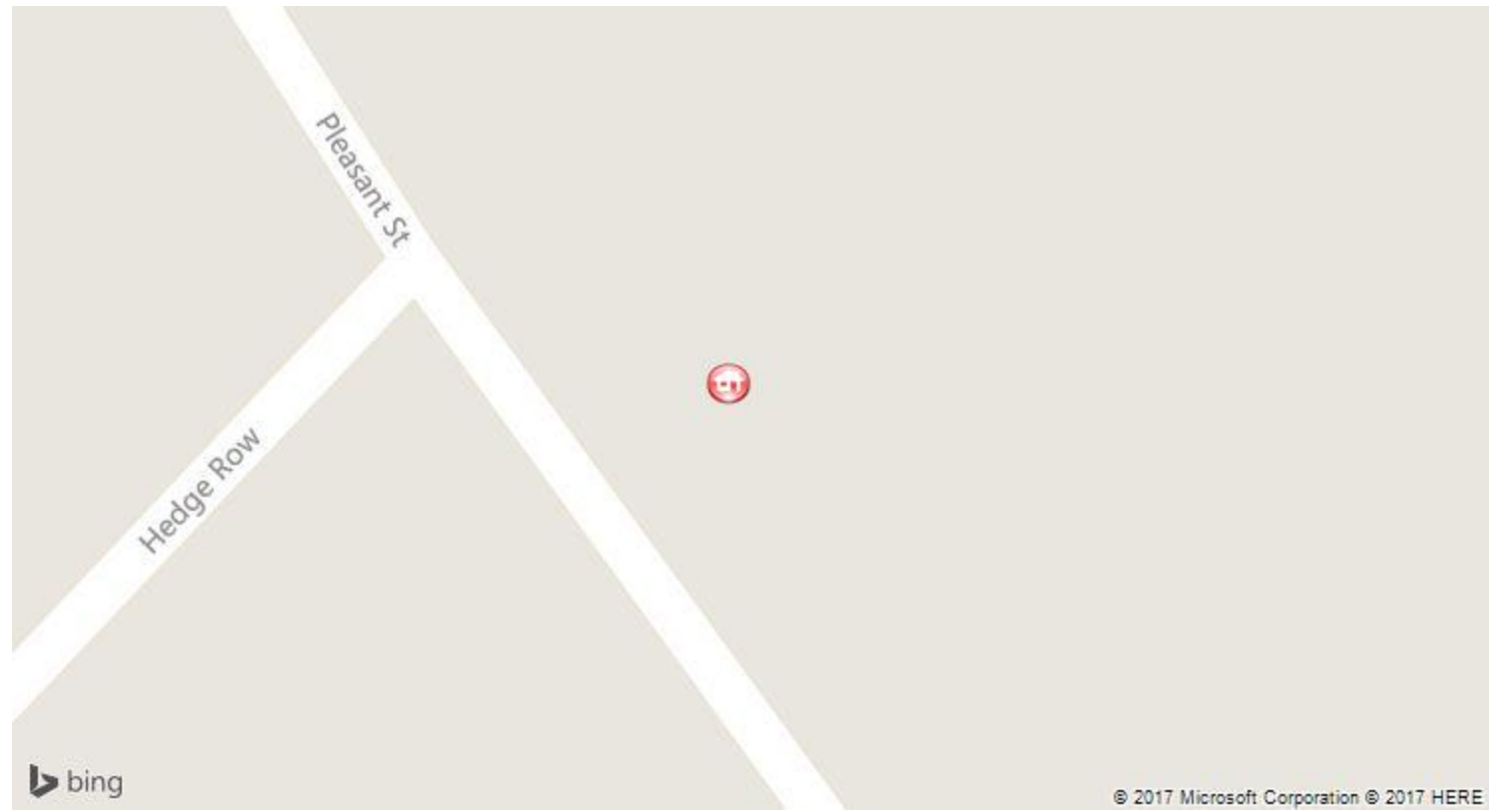
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