



## MLS Client View - RESIDENTIAL

<b>MLS #</b>	201815749	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60137544	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	1
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	47
<b>Listing Price</b>	\$895,000	<b>Year Built Unknown</b>	
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	1,628
<b>Address</b>	51 Shaw Island Road	<b>Square Footage (MLA)</b>	1,424
<b>Address 2</b>		<b>Building Dimensions</b>	41 x 18 + 14 x 13
<b>Community</b>	Marriott's Cove	<b>Lot Size</b>	19,100 sq ft (.44 acres)
<b>District</b>	405-Lunenburg County	<b>Garage</b>	No
<b>Sub-District</b>	A2		
<b>Style</b>	Detached		

### Directions to Property

Hwy 103 to Exit 8 to Hwy 3. Right on Hwy 3; left on Eisnor Road to Shaw Island Causeway. Civic #51 is the first property on your left after crossing causeway. Realty sign posted.

### Closing Date

### General Property Information:

<b>Prop Knwn As/Bdy of Water</b>	Mahone Bay	<b>Elementary School</b>	Chester District Elementary School	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM DIMENSIONS</b>
<b>Water Frontage Meas</b>	369.00	<b>Middle/Jr School</b>	Chester Area Middle School	<b>Living Room</b>	<b>Main Floor</b>	22 x 17.5
<b>Water Frontage Units</b>	Feet			<b>Kitchen</b>	<b>Main Floor</b>	w/ Dining - 12.5 x 10
<b>Zoning</b>	RES	<b>High School</b>	Forest Heights Community School	<b>Bedroom</b>	<b>Main Floor</b>	13 x 12
<b>Inclusions</b>	fridge, stove, dishwasher, washer & dryer			<b>Bath 1</b>	<b>Main Floor</b>	5.5 x 3.5 (2-pc)
<b>Exclusions</b>		<b>Fr Imm Elementary School</b>		<b>Foyer</b>	<b>Main Floor</b>	19 x 7
<b>Association Fees</b>		<b>Fr Imm Middle/Jr School</b>		<b>Laundry</b>	<b>Main Floor</b>	7.5 x 5.5
<b>Condo Corp #</b>		<b>Fr Imm High School</b>		<b>Master Bedroom</b>	<b>2nd Level</b>	28 x 15
<b>Monthly Condo Fee</b>		<b>Other</b>		<b>Bath 2</b>	<b>2nd Level</b>	12 x 7 (4-pc)
<b>Condo Fee Includes</b>		<b>Garage Details</b>		<b>Bedroom</b>	<b>Main Floor</b>	(Guest Wing) 12 x 12
<b>Plus Den Y/N</b>		<b>Parking Details</b>	gravel driveway for 2 vehicles Potential	<b>Bath 3</b>	<b>Main Floor</b>	(Guest Wing) 7 x 5 (4-pc)
<b>EnerGuide Rating? Y/N</b>		<b>Rental Income</b>				
<b>EnerGuide Rating (GJ/Year)</b>		<b>Mobile/Mini CSA/ABS#</b>				
<b>Date EnerGuide Obtained</b>		<b>Mobile/Mini Serial #</b>				
		<b>Mobile/Mini Make</b>				
		<b>Mobile/Leased Land Fees</b>				
		<b>Land Status</b>				

### Property Overview

SEAROSE: Bermuda in Nova Scotia -- This is a lifestyle property par excellence. Living here will change your life if you let it...and why wouldn't you! When we are lucky we try to "escape" for catharsis holidays to idyllic places, like Bermuda, for a little piece of this lifestyle. Relaxing & sipping a cool drink at the water's edge, privately soaking up the sun, watching the grandkids splash about (or not)...we feel the stress evaporate...we tell ourselves we deserve this water-therapy kind of peace...AND WE DO! Unfortunately Bermuda is over 800 miles away. Shaw Island, on the other hand, is right here on the South Shore, less than an hour from the stress-filled city. You may have never heard of Shaw Island, or know exactly how to find it. That's just fine...call it "accessible remoteness"...all part of the aforementioned enchanted island lifestyle, a four-season escape (even if you're obliged to commute into the 8to5 world periodically). Your glass-fronted island home is, indeed, at the water's edge...door to deck to dock. The home is situated on a protected cove just over the Shaw Island private causeway. The sea-walled waterfrontage wraps around the property w/ beautiful ocean views from every room. The exquisite house was built in 1971 to a timeless elegant design, with regular upgrades & freshening right to the present. The room plan is simple: On the 1st floor a large open & bright living room (w/ fireplace for winter coziness), kitchen (opening on to the deck for summers filled w/ al fresco dining) and a 2nd bedroom (or den) plus half bath. The upstairs is devoted to the master suite with its polished softwood floor, immaculately

### Property Features

<b>BUILDING STYLE</b>	1.5 Storey, Cape Cod	<b>DRIVEWAY/PARKING</b>	Gravel
<b>PROPERTY SIZE</b>	Under 0.5 Acres	<b>STRUCTURES</b>	Deck, Dock, Wharf
<b>BASEMENT</b>	Crawl Space	<b>FEATURES</b>	Alarm System, Ensuite Bath, Wood Fireplace
<b>FOUNDATION</b>	Concrete, Perimeter Wall	<b>APPLIANCES INCLUDED</b>	RNGE, DISHW, WRDRC, RFRG
<b>EXTERIOR FINISH</b>	Wood Shingles	<b>RENTAL EQUIPMENT</b>	NONE
<b>ROOF</b>	Metal	<b>WATER FRONTAGE</b>	Bay, Ocean
<b>FLOORING</b>	Ceramic, Laminate, Softwood	<b>WATER ACCESS/VIEW</b>	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
<b>HEATING/COOLING TYPE</b>	Baseboard, Fireplace	<b>LAND FEATURES</b>	Landscaped
<b>FUEL TYPE</b>	Electric, Wood	<b>COMMUNITY FEATURES</b>	Golf Course, Park, School Bus Service, Shopping, Marina
<b>WATER SOURCE</b>	Dug, Well		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	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

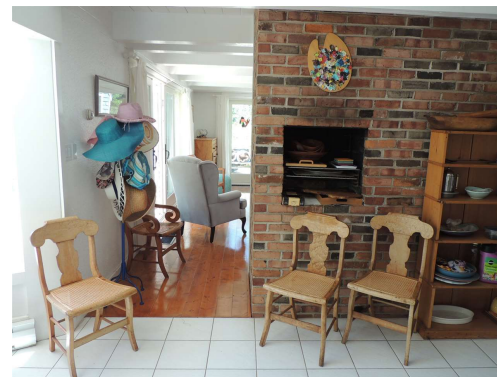
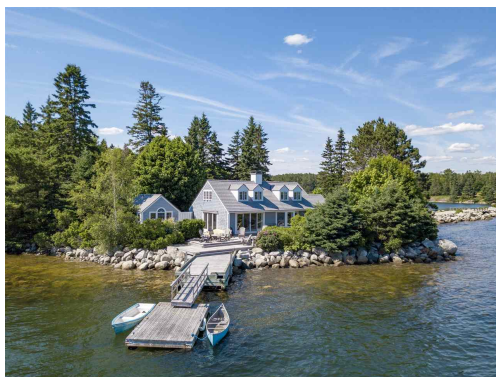




**MLS #** 201815749  
**List Price** \$895,000  
**Status:** ACT  
**Class:** RE

**Address** 51 Shaw Island Road  
**Community** MARRIOTTS  
**Province** NS  
**Postal Code** B0J 1K0

**Listing Office:**  
RED DOOR REALTY - 16940

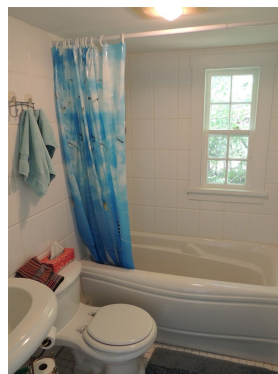
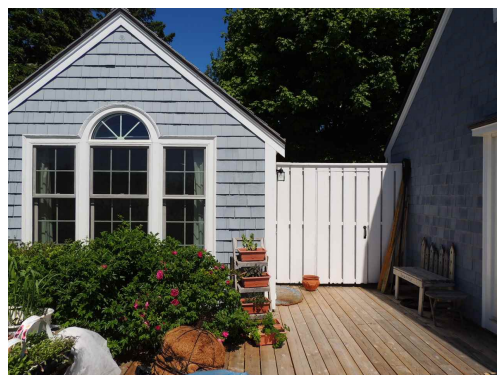
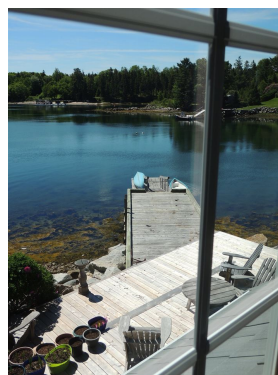


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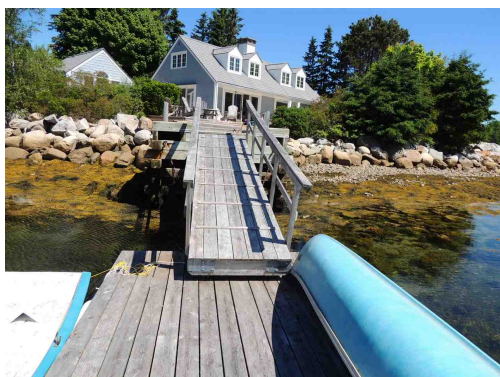
PID # 60137544



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