



MLS Client View - RESIDENTIAL

MLS #	201709138	Number of Bedrooms	4
PID #	60155389	Master On Main Floor?	
Additional PID		Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	25
Listing Price	\$949,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	3,025
Address	7285 Hwy-329	Square Footage (MLA)	3,025
Address 2		Building Dimensions	44'x25.5' + 14.5'x14' + 14.5'x14' plus bays
Community	East River Point		
District	405-Lunenburg County		
Sub-District	A2		
Style	Detached	Lot Size	48,401 sq ft

Directions to Property

Exit-7 off Highway 103. Turn left onto Hwy-3 and drive 1km then veer right onto Hwy-329 and continue for 3km to civic #7285 on your right. Realty sign posted.

Closing Date

General Property Information:

Prop Kwnn As/Bdy of Water	Mahone Bay	Elementary School	Chester District Elementary School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Meas	300.00	Middle/Jr School	Chester Area Middle School	Living Room	Main Floor	15.6 x 24
Water Frontage Units	Feet			Den/Office	Main Floor	14 x 13
Inclusions	propane cooktop, wall oven, fridge, dishwasher, washer & dryer	High School	Forest Heights Community School	Kitchen	Main Floor	25.6 x 10
	RES	Fr Imm Elementary School		Dining Room	Main Floor	14 x 13
Zoning		Fr Imm Middle/Jr School		Laundry	Main Floor	9.5 x 6
Exclusions		Fr Imm High School		Bath 1	Main Floor	6.5 x 5 (2-pc)
Association Fees		Other		Foyer	Main Floor	14 x 13
Condo Corp #		Garage Details		Master Bedroom	2nd Level	15 x 13
Monthly Condo Fee		Parking Details	circular gravel driveway	OTHER	2nd Level	15 x 8 (Master Walk-in Closet)
Condo Fee Includes		Rental Income		Bath 2	2nd Level	10x10 + 8x9 (Master Bath 4-pc)
Plus Den Y/N		Mobile/Mini CSA/ABS#		Bedroom	2nd Level	15 x 10
EnerGuide Rating? Y/N		Mobile/Mini Serial #		Bedroom	2nd Level	12 x 11
EnerGuide Rating (GJ/Year)		Mobile/Mini Make		Bath 3	2nd Level	14 x 13
Date EnerGuide Obtained		Mobile/Leased Land Fees				10 x 6 (3-pc)
		Land Status				

Property Overview

If there is one word that describes this home, it is "refined". All interior architectural design begins with concepts of line and space..."refinement" is derived from the line part, which is sadly missing in so many contemporary houses built with an unbalanced obsession for tastelessly cavernous spaces. From the minute you step into the foyer of this exquisite home the expertly proportioned neo-classical lines will speak to your own sense of aesthetic refinement. Your spirits will be awakened by the beautifully contoured horizontal moldings, sunlight spilling over the crowned transoms, graceful vertical pillars, and light-capturing vertical spaces defined by compelling geometric fenestration. OK, enough with the mushy architectural rhetoric...let me put it another way. WOW! This is the way I (you?) want to live! Here's a property that offers the impressive formality for those occasions when it is required, and at the same time accommodates your deep-seated desire to casually lounge around like Royals on their day off. Kick off your shoes, have a sandwich and a brewski out on the expansive back deck overlooking the blue waters of Mahone Bay. Feel the sea breeze and listen to the gulls wafting overhead. There are no neighbours...what the heck, go au naturale! Think I'm dreaming? Just put yourself in the pictures accompanying this offering...then give us a call and come see for yourself...shoes required on first visit.

Property Features

BUILDING STYLE	2 Storey	DRIVEWAY/PARKING	Circular, Gravel
PROPERTY SIZE	1 to 2.99 Acres	STRUCTURES	Deck
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Wood Fireplace, See Remarks
FOUNDATION	Concrete	RENTAL EQUIPMENT	PRPTK
EXTERIOR FINISH	Wood Shingles	WATER FRONTAGE	Bay, Ocean
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	Access: Bay, Access: Ocean, View: Bay, View: Ocean
FLOORING	Carpet, Ceramic, Hardwood	LAND FEATURES	Landscaped, Level, Year Round Road
HEATING/COOLING TYPE	Baseboard, Furnace, Hot Water		
FUEL TYPE	Oil		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



Cynthia Dial - Main: 902-298-0332
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RED DOOR REALTY - 16940



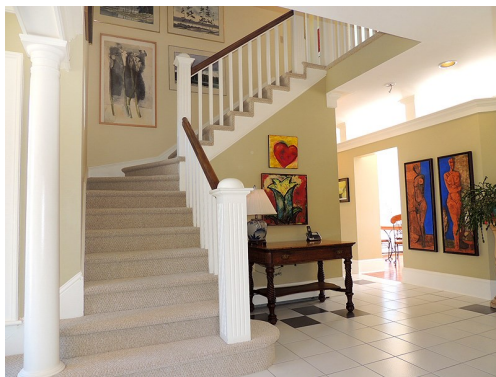
List Office

RED DOOR REALTY - 16940

MLS # 201709138
List Price \$949,000
Status: ACT
Class: RE

Address 7285 Hwy-329
Community EASTRVRPT
Province NS
Postal Code B0J 1T0

Listing Office:
RED DOOR REALTY - 16940



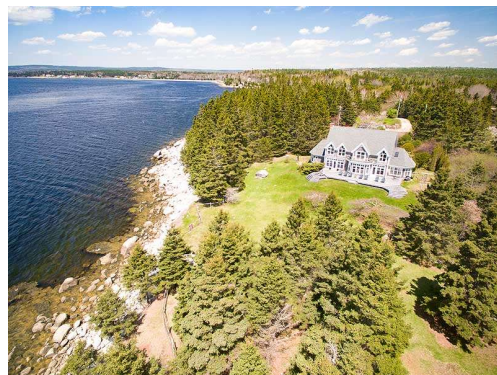
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