



MLS Client View - RESIDENTIAL

MLS #	201903253	Number of Bedrooms	2
PID #	60229200	Master On Main Floor?	Yes
Additional PID		Full Baths	1
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	64
Listing Price	\$298,500	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	994
Address	1634 Oakland Road	Square Footage (MLA)	994
Community	Oakland	Building Dimensions	approx. 41 x 28, less jogs
District	405-Lunenburg County	Lot Size	16,146 sq ft (.37 acres)
Sub-District	B3	Garage	No
Style	Detached	Waterfront	No

Directions to Property

FROM MAHONE BAY: Follow Edgewater Street (Hwy-3) out of town towards Halifax and turn right onto Oakland Rd just past Rebecca's Restaurant. Continue 1km to civic #1634 on your

Closing Date

General Property Information:

Water Frontage Meas
Water Frontage Units
Inclusions fridge & stove
Exclusions
Zoning Rural-Residential
Association Fees

Elementary School Bayview Community School
Middle/Jr School Bayview Community School
High School Park View Education Centre
Fr Imm Elementary School Centre scolaire de la Rive Sud (P -12)
Fr Imm Middle/Jr School Centre scolaire de la Rive Sud (P -12)
Fr Imm High School Centre scolaire de la Rive Sud
Other South Shore Waldorf School & Kindergarten

Garage Details
Parking Details gravel driveway
Rental Income Potential

Mobile/Mini Info

Mobile/Leased Land Fees
Mobile/Mini Make
Land Status
Pet Friendly

ROOM TYPE	LEVEL	ROOM DIMENSIONS
Living Room	Main Floor	20 x 18.7
Dining Room	Main Floor	15.8 x 7.3
Kitchen	Main Floor	10.6 x 8.8
Bath 1	Main Floor	5.7 x 3.2 (2-pc)
Bedroom	Main Floor	10.7 x 10.6
Bedroom	Main Floor	10.1 x 7.10
Bath 2	Main Floor	9.5 x 5.5 (3-pc)

Condo Info

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly

Property Overview

This well-maintained and worry-free cottage is ideally situated in sought-after Oakland, directly across the water from the popular seaside town of Mahone Bay. Less than an hour's drive from metro Halifax, this would be an excellent weekend getaway 'On The Shore' for the city folk, and a highly desirable property on the seasonal rental (AirBnB) market. The contemporary open plan interior offers a spacious living area that takes full advantage of the sparkling views over the harbour while the generous deck provides plenty of outdoor sitting and dreaming space. Pine floors throughout create visual warmth and cohesion for the interior and a perfect southern exposure fills the space with natural light and provides passive solar comfort making this an ideal year-round retreat with a traditional wood-burning fireplace to provide the crackle and scent of country living. And what about the fantastic location? -- just a stone's throw from Mahone Bay! A short 2 km walk or bike ride along the harbour's edge brings you to the many shops, restaurants and services of Mahone Bay's bustling downtown. Tell us how you can top that!

EnerGuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE Bungalow, Contemporary, Cottage/Camp, 1 Level
PROPERTY SIZE Under 0.5 Acres
BASEMENT Crawl Space, Full, Undeveloped
FOUNDATION Concrete, Piers
EXTERIOR FINISH Wood Shingles
ROOF Asphalt Shingle
FLOORING Ceramic, Softwood
HEATING/COOLING TYPE Forced Air, Furnace
FUEL TYPE Oil
WATER SOURCE Drilled Well
SEWAGE DISPOSAL Septic
UTILITIES Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING Gravel
STRUCTURES Deck, Shed
FEATURES Wood Fireplace
APPLIANCES INCLUDED Range - Electric, Refrigerator
RENTAL EQUIPMENT NONE
WATER ACCESS/VIEW View: Bay, View: Harbour, View: Ocean
LAND FEATURES Landscaped, Sloping/Terraced, Year Round Road
COMMUNITY FEATURES Park, Playground, School Bus Service, Shopping, Marina

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindv@reddoorrealty.ca
RED DOOR REALTY - 16940

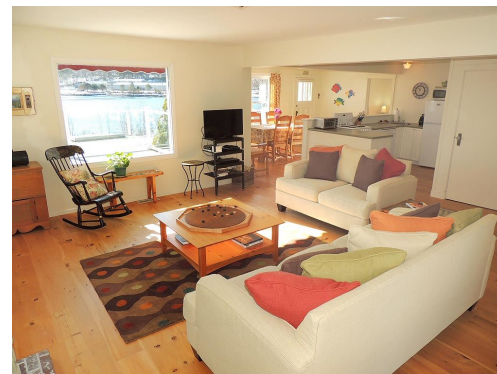
Listing Office RED DOOR REALTY - 16940



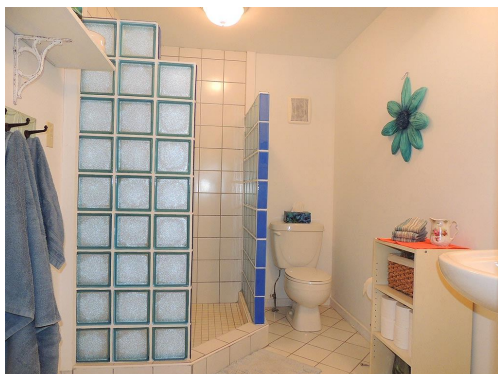
MLS # 201903253
List Price \$298,500
Status: ACT
Class: RE

Address 1634 Oakland Road
Community OAKLAND
Province NS
Postal Code B0J 2E0

Listing Office:
RED DOOR REALTY - 16940



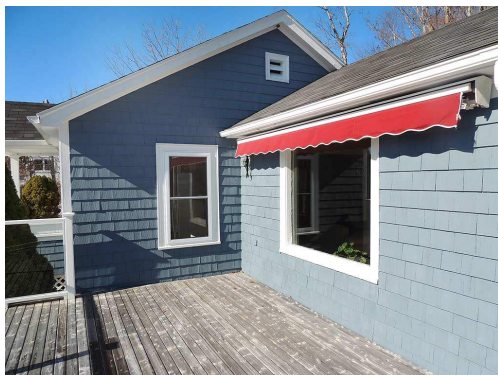
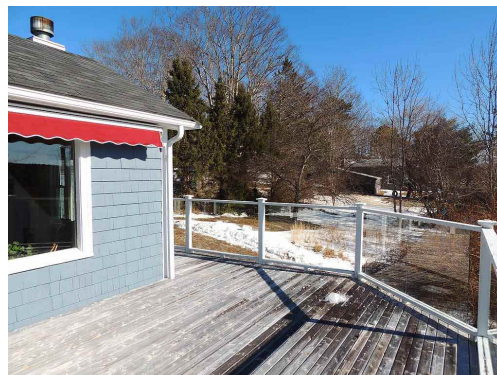
Data provided by the Nova Scotia Association of REALTORS®.



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