



MLS Client View - RESIDENTIAL		
MLS #	201906834	Number of Bedrooms 3
PID #	60633401	Master On Main Floor?
Additional PID	No	Full Baths 1
Type	Single Family	Half Baths 1
Listing Status	ACTIVE	Building Age 200
Listing Price	\$433,000	Year Built Unknown
Selling Price		Total Fin SqFt (TLA) 2,185
Address	126 Smeltzer Road	Square Footage (MLA) 2,185
	Maders Cove NS B0J 2C0	Building Dimensions 34.5 x 28 + 18.4 x 17.9
Style	Detached	Lot Size 4.51 acres
		Garage No
		Waterfront No
		Restr/Prot Covenants No

Directions to Property

Hwy-3 between Lunenburg and Mahone Bay – Turn onto the Herman's Island Rd then left onto Smeltzers Road at the Sunnybrook Mill Market. Civic #126 is on your left halfway up

Closing Date

General Property Information:

Water Frontage		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	16 x 15.6
Water Frontage		High School	Park View Education Centre	Dining Room	Main Floor	18.8 x 13.2
Units		Fr Imm Elementary School	Centre scolaire de la Rive Sud (P -12)	Kitchen	Main Floor	9.6 x 7.9
Inclusions	fridge, stove, dishwasher	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P -12)	Den/Office	Main Floor	11 x 9.5
Exclusions	washer & dryer, corner cabinet in Living Room, spice cabinet in Kitchen	Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	6 x 4.8 (2-pc)
		Other	South Shore Waldorf School & Kindergarten	Laundry	Main Floor	12 x 7.8 (w/ storage)
Condo Info		Garage Details		Foyer	Main Floor	10 x 6.8, plus jogs
Monthly Condo Fee		Parking Details	gravel driveway	Mud Room	Main Floor	10 x 4.4, less jogs
Condo Fee Includes		Rental Income		Master Bedroom	2nd Level	16.10 x 15, less jog
Plus Den Y/N		Mobile/Mini Info		Bedroom	2nd Level	15.8 x 14.11
In Suite Laundry		Mobile/Leased Land Fees		Bedroom	2nd Level	16.7 x 10.3
Pet Friendly		Mobile/Mini Make		Bath 2	2nd Level	9.6 x 5.2 + 6.5 x 6 (4-pc)
		Land Status				
		Pet Friendly				

Property Overview

Welcome to this picture perfect Hillside Homestead idyllically situated on a gently sloping pasture rimmed with mature trees. The 4.5 acre lot provides privacy while the location on seldom used Smeltzer Road ensures quiet and tranquility. Best of all, the hillside location affords just enough elevation to enjoy a pretty view of picturesque Prince's Inlet framed by rolling hills, green pastures and woodland. An expansive south facing deck spans and wraps around the house with these pretty vistas as the perfect backdrop to summer entertaining or relaxation time. The original Cape house was built over 200 years ago, and shows off all the quirks and features of two centuries of love and life. A more recent addition at the back of the house integrates modern elements like a convenient entry foyer, large laundry & storage rooms, and a main floor powder room to complement the charm and character of the gracious principal rooms at the front. The original living and dining rooms are beautifully proportioned and adorned with characterful features you'd never find in a newbuild...wide wainscotting, delightful built-ins, exposed beams and an impressive wood-burning hearth. The second floor offers 3 spacious bedrooms, custom bathroom and more closet space than one would expect in a home of this vintage. Located midway between the amenity-rich seaside towns of Lunenburg and Mahone Bay this country home is mere minutes from everything, but feels years away from the everyday. Why not settle in and call this hillside 'Home'!

EnerGuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	Cape Cod	DRIVEWAY/PARKING	Gravel
PROPERTY SIZE	3 to 9.99 Acres	STRUCTURES	Deck, Shed
BASEMENT	Full, Undeveloped, Walkout	FEATURES	Central Vacuum, Wood Fireplace
FOUNDATION	Concrete, Stone	APPLIANCES INCLUDED	Stove, Dishwasher, Refrigerator
EXTERIOR FINISH	Wood Shingles	RENTAL EQUIPMENT	PRPTK
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	View: Bay, View: Ocean
FLOORING	Carpet, Laminate, Linoleum, Softwood	LAND FEATURES	Partial Landscaped, Sloping/Terraced, Year Round Road
HEATING/COOLING TYPE	Baseboard, Furnace, Hot Water	COMMUNITY FEATURES	School Bus Service, Marina
FUEL TYPE	Oil, Wood		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF:

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

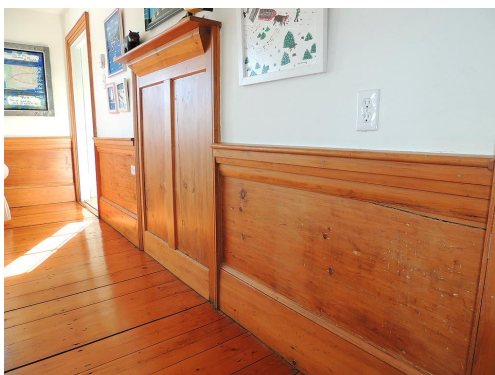
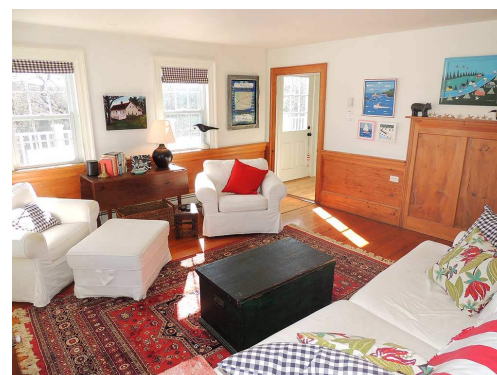
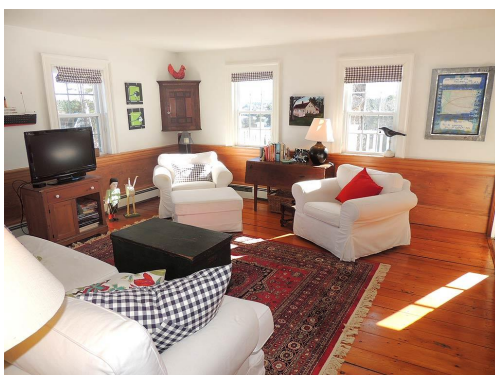
Listing Office RED DOOR REALTY - 16940



MLS # 201906834
List Price \$433,000
Status: ACT
Class: RE

Address 126 Smeltzer Road
Community MADERSCOV
Province NS
Postal Code B0J 2C0

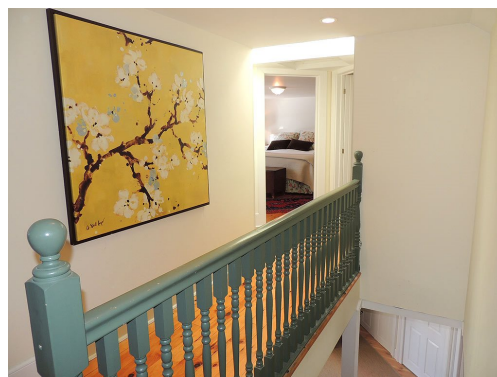
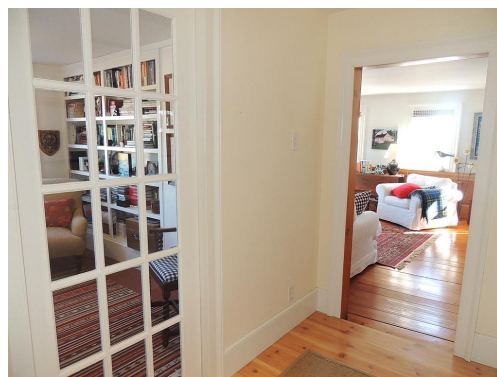
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