

Client View - Residential



Listing Price \$357,000



MLS #	202009991	# of Beds	3
PID #	60712809	Master on Main Floor?	
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	155
Address	260 Main Street Mahone Bay NS B0J 2E0	Year Built	Unknown
County	LUNENBURG	Total Fin SqFt (TLA)	1,758
Type	Single Family	Square Footage (MLA)	1,758
Style	Detached	Building Dimensions	23.8 x 22.6 + 22.9 x 17.7
Waterfront	N	Lot Size	7,065 sq ft
Frontage		Garage	N
Prop Known As/Bdy of Water:		Garage Details	

Parking Details paved double driveway

Restr/Prot Covenants N

Zoning RES

Rental Income

Directions to Property

Town of Mahone Bay: Follow Main Street from downtown towards Bridgewater. At the top of Main, turn left onto Kinburn Street. Park in the first driveway on your left. Realty sign posted.

Property Overview

Sometimes a house just feels good. Built around 1865 on the corner of Mahone Bay's Kinburn & Main streets, this is one of those houses. Immaculately maintained inside and out with an abundance of personality. The interior features high ceilings that create a sense of volume while beautifully patinaed & professionally refinished softwood floors unite the interesting living spaces. Renovations in recent years succeeded in updating the house in a manner that was sympathetic to its original character. Elements of modern comfort and convenience like a main floor full bath/laundry were integrated without sacrificing any of the home's charm. The main level includes a cozy living room with toasty woodstove and dining room that opens to the kitchen wing which was added in 1997. The delightful kitchen features butcher-block countertops and high end appliances including a Wolf gas stove. From the kitchen walk out to the private side deck and large back yard. The upstairs is just as quaint and inviting. There are three bedrooms and a surprising amount of storage and closet space for an older home with many clever built-ins tucked into nooks and crannies. The very large master bedroom over the kitchen addition is an impressive space with cathedral ceilings & skylights, and a dormer window which provides lovely views over the back yard. A second bathroom complete with old fashioned tub serves the upstairs. Step outside and discover your oasis in a 'walk-everywhere' location. The level yard is partially fenced so let the kids and the dogs out to play or relax with a good book under the dappled shade of the mature ash tree. With easy access to the Rails-to-Trails network,

Room Sizes

Dining Room	Main Floor	14 x 12.3	Bedroom	2nd Level	11 x 9.7
Living Room	Main Floor	12.9 x 9.6	Bath 2	2nd Level	9.7 x 5.3 (3-pc)
Foyer	Main Floor	12 x 6.9			
Kitchen	Main Floor	16.5 x 13			
Mud Room	Main Floor	9.9 x 7.8			
Porch	Main Floor	7.7 x 4			
Laundry/Bath	Main Floor	9.5 x 7.11 (4-pc)			
Master Bedroom	2nd Level	17.2 x 14.1			
Bedroom	2nd Level	15.6 x 8.11			
OTHER	2nd Level	Walk-in Closet - 5 x			

Schools

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

Condo

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

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Concrete, Stone
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Hardwood, Softwood
HEATING/COOLING TYPE	Baseboard, Forced Air, Furnace, Stove
FUEL TYPE	Electric, Oil, Wood
WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	None
DRIVEWAY/PARKING	Double, Paved
STRUCTURES	Deck
FEATURES	Wood Stove(s)
APPLIANCES INCLUDED	Range - Gas, Dishwasher, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	Propane Tank
LAND FEATURES	Landscaped, Level, Partially Fenced, Year Round Road
COMMUNITY FEATURES	Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship



COMPLIMENTS OF:

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



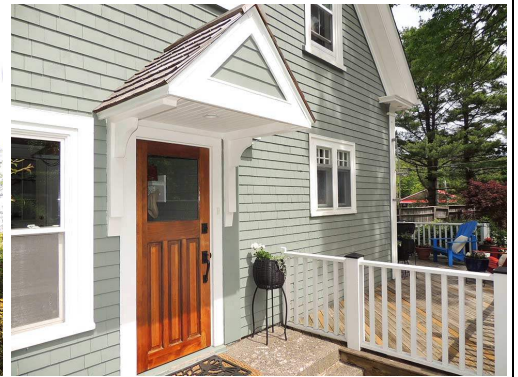
Listed By: RED DOOR REALTY - 16940

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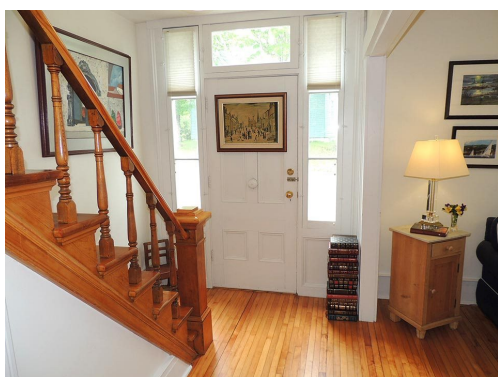
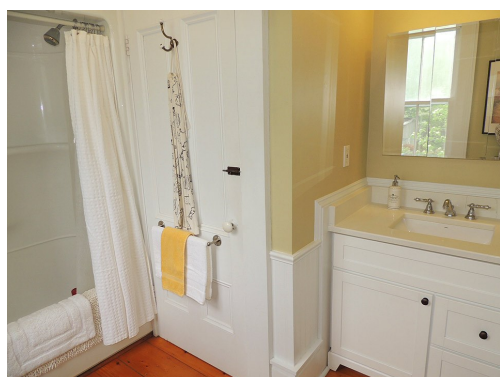
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List Price \$357,000
Status: ACT
Class: RE

Address 260 Main Street
Community MAHONEBAY
Province NS
Postal Code B0J 2E0

Listing Office:
RED DOOR REALTY - 16940



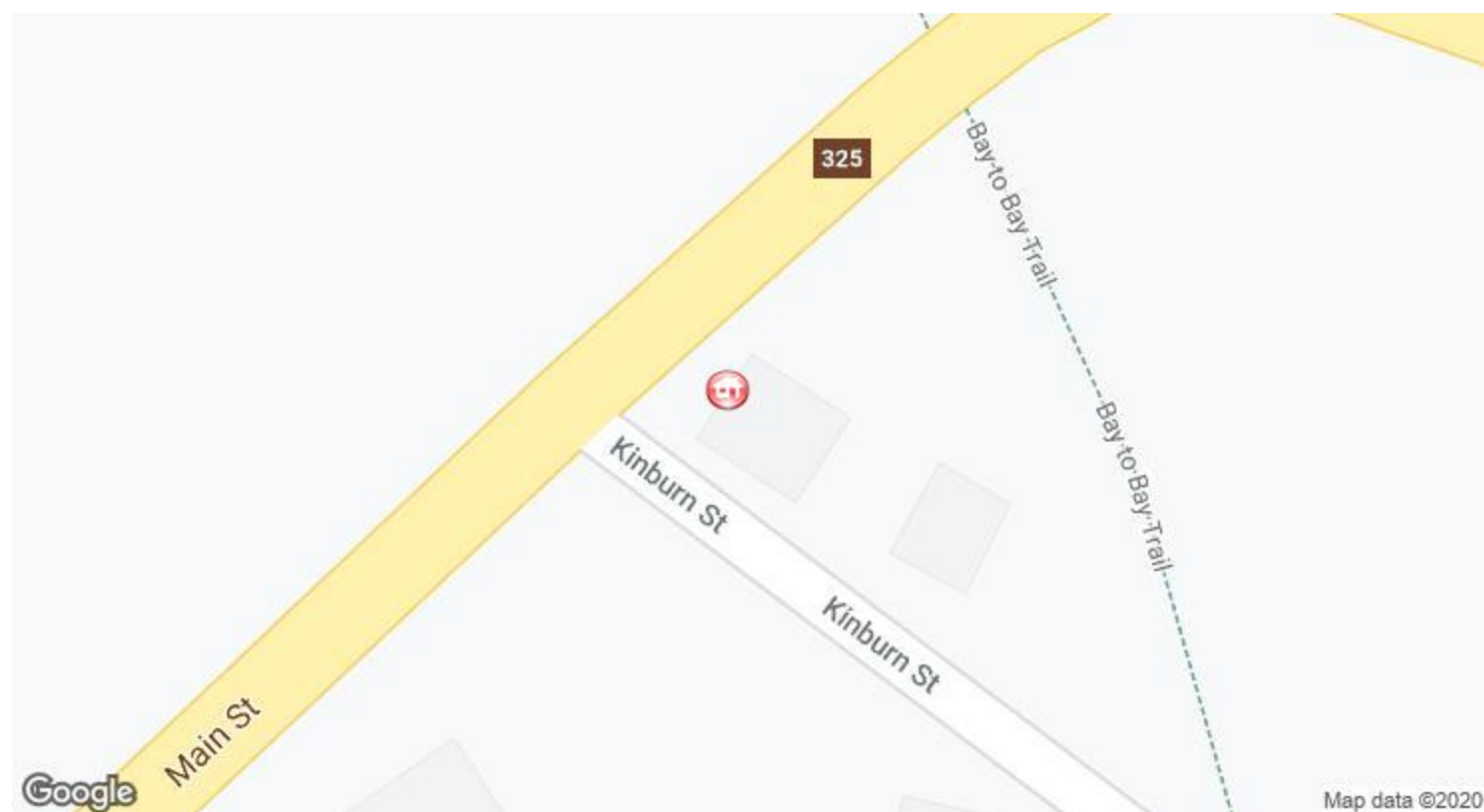
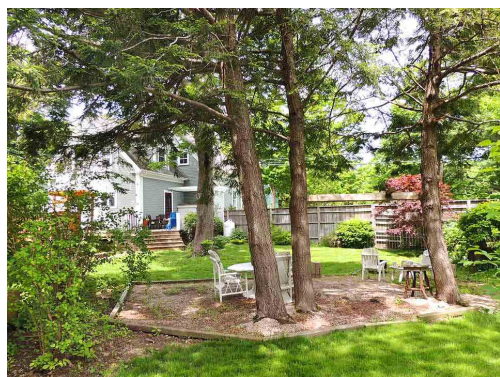
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