



Virt Tour URL

Add'l Virt Tour 1 URL



MLS Client View - RESIDENTIAL

MLS #	202220961	Number of Bedrooms	3
PID #	60233814	Primary On Main Floor?	Yes
Additional PID?		Full Baths	2
Total Lot Size SqFt	18500.00	Half Baths	0
Type	Single Family	Building Age	38
Listing Status	ACTIVE	Year Built Unknown	Yes
Listing Price	\$825,000	Total Fin SqFt (TLA)	1,423
Selling Price		Square Footage (MLA)	1,423
Address	60 Narrows Basin Road Martins River NS B0J 2E0	Building Dimensions	48.10 x 24.4 + jogs
Style	Detached	Lot Size	
		Garage	Yes
		Waterfront	Yes

Directions to Property

From Hwy-103: Take Exit 10 (Mahone Bay) and continue on Hwy-3 East toward Martins River. Drive 3.3 km then right onto Station Rd. Drive 800m and veer left onto Long Cove Rd.

Closing Date

General Property Information:

Water Frontage Meas	260.00	Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Units	Feet	Middle/Jr School	Bayview Community School	Living Room	Main Floor	24 x 11.7
Inclusions	2 fridges, stove, dishwasher, washer & dryer, generator, floating dock & ramp	High School	Park View Education Centre	Dining Room	Main Floor	11.8 x 10.5
Exclusions		Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)	Kitchen	Main Floor	11.8 x 11.6
Zoning	RES	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P -12)	Foyer	Main Floor	11.7 x 6
Condo Info		Fr Imm High School	Centre scolaire de la Rive Sud	Primary Bedroom	Main Floor	13.3 x 12.8 +/- jogs
Monthly Condo Fee		Other	South Shore Waldorf	Ensuite Bath 1	Main Floor	3-pc
Condo Fee Includes		Garage Details	2 Garages: single attached, double detached	Bedroom	Main Floor	11.7 x 8.2 plus bay
Plus Den Y/N		Parking Details	paved & gravel circular driveway	Bath 2	Main Floor	11.11 x 5.11 plus jog
In Suite Laundry		Rental Income		Bedroom	Main Floor	(4-pc)
Pet Friendly1		Mobile/Mini Info		OTHER	Main Floor	20.4 x 11 less jog
No. of Parking Spaces		Mobile/Leased Land Fees		Laundry	Lower Level	3-season Bfast Nook
		Mobile/Mini Make		OTHER	Lower Level	- 11.9x6.7
		Land Status		OTHER	Lower Level	Storage & Utility - 22 x 18.6
		Pet Friendly2				Bonus Room - 10.10 x 9.9
						Built-in Garage - 28.3 x 11.10

Property Overview

IDYLIC SEASIDE LIVING! -- Want to go to the Beach?...sure, it's only a stroll across your gently sloping lawn! That's right!...60 Narrows Basin Rd is an idyllic seaside property complete w/ 260 ft of seawall protected shoreline which includes a small sandy beach/boat-slip area, wharf & mooring, and a well-kept 1400+ square foot live-on-one-level home. Set on a small knoll surrounded by tidy lawns & colourful gardens, the private compound also includes a separate garage building, a sweet little green house, & a shed for all your water gear. The open concept main living area ensures a view of the water from almost any seat in the house. The living area features hardwood floors & propane fireplace, cathedral ceilings & walk out to the large waterside deck so you can entertain inside or out without skipping a beat. Downstairs, a full height basement offers space for laundry & utilities, plus great storage for all the outdoor toys & equipment with a handy access door to the paved drive. There's also a single built-in garage for additional storage, or potential expanded living space. The home enjoys efficient heating & cooling with both ducted and mini split heat pumps, and a LifeTime Interlocking metal roof ensures many years of worry-free property maintenance. The detached garage building is fully wired & insulated and also enjoys its own mini split heat pump & woodstove for comfort in all seasons. So, what suits your fancy?...sail, swim, paddle, garden, putter in the workshop or just relax on your oceanview deck. If you feel like hiking or biking, access to the Rails-to-Trails network is just a stone's throw away. The whole package occupies its own little

Energuide Info: EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained

Property Features

BUILDING STYLE	Bungalow	GARAGE	Detached, Single, 1.5, Built-In, Heated, Wired
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING	Circular, Gravel, Paved
BASEMENT	Full, Undeveloped, Walkout	STRUCTURES	Deck, Dock, Greenhouse, Shed, Wharf
FOUNDATION	Poured Concrete	FEATURES	Ensuite Bath, Propane Fireplace
EXTERIOR FINISH	Wood Siding	APPLIANCES INCLUDED	Stove, Dryer, Washer, Refrigerator, Water Softener
ROOF	Metal	RENTAL EQUIPMENT	PRPTK
FLOORING	Hardwood, Laminate	WATER FRONTAGE	Bay, Ocean
HEATING/COOLING TYPE	Baseboard, Ducted Cooling, Fireplace, Forced Air, Furnace, Heat Pump -Ducted, Heat Pump -Ductless, Ductless Cooling	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
FUEL TYPE	Electric, Oil, Propane	LAND FEATURES	Landscaped, Level, Year Round Road
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		

COMPLIMENTS OF: Cvnthia Dial



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Red Door Realtv(20036)



Listing Office Red Door Realty(20036)

MLS # 202220961
List Price \$825,000
Status: ACT
Class: RE

Address 60 Narrows Basin Road
Community MARTINSR
Province NS
Postal Code B0J 2E0

Listing Office:
Red Door Realty(20036)



Data provided by the Nova Scotia Association of REALTORS®.

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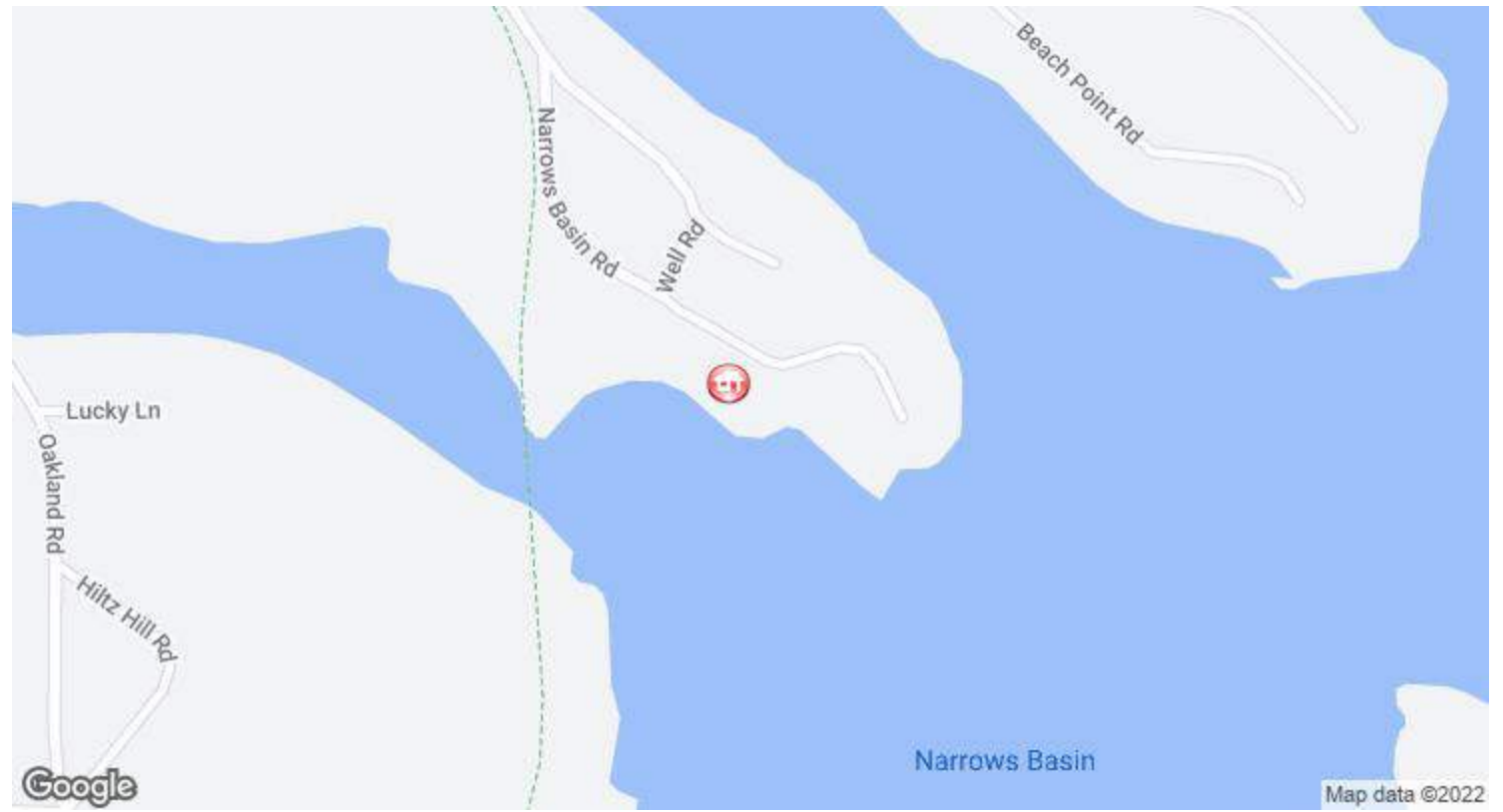
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