

Virt Tour URL

Closing Date

Add'I Virt Tour 1 URL

MLS Client View - RESIDENTIAL

MLS #	202302205	Number of Bedrooms	2
PID#	60174844	Primary On Main	Yes
Additional PID?	Yes	Floor?	
Total Lot Size SqFt	26692.00	Full Baths	2
Туре	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	
Listing Price	\$875,000	Year Built Unknown	Yes
Selling Price		Total Fin SqFt (TLA)	1,895
Address	9314 Highway 3	Square Footage (MLA)	1,895

Maders Cove NS B0J 2E0

Detached Lot Size

New Construction Y/N No Garage Yes Waterfront Yes

Directions to Property

FROM MAHONE BAY: Follow Hwy-3 (Lighthouse Route) out of town heading toward Lunenburg. Drive 1.6km from town limits and watch for the driveway for civic #9314 on your

General Property Information:

Water Frontage Meas Water Frontage

Units **Inclusions**

fridge, propane range, dishwasher, washer & dryer, guesthouse mini-fridge & microwave. floating docks &

Condo Info

Monthly Condo Fee Condo Fee Includes Plus Den Y/N **In Suite Laundry** Pet Friendly1 No. of Parking Spaces Elementary Bayview Community School School Middle/Jr School Bayview Community School **High School**

Park View Education Centre Fr Imm Bluenose Academy (Pr - Grade 9) Elementary School

Fr Imm Middle/Jr Bluenose Academy (Pr - Grade 9)

Centre scolaire de la Rive Sud

School Fr Imm High School

Other South Shore Waldorf **Garage Details** double-plus, detached, 200Amp electrical, 2nd level self-contained

Mobile/Mini Info

Mobile/Leased Land Fees Mobile/Mini Make **Land Status** Pet Friendly2

ROOM TYPE LEVEL ROOM DIMENSIONS 19.8 x 19.4 **Living Room Main Floor Dining Room Main Floor** 13.7 x 12.5 Main Floor 19.7 x 18.8 + 7.5 x Kitchen Laundry **Main Floor** 4.6 **OTHER Main Floor** 5 x 4.9 Primary BedroomMain Floor Ensuite Bath 1 **Main Floor** 13 x 11.5 OTHER

Building Dimensions

Main Floor OTHER Main Floor Bedroom Main Floor Bath 2 **Main Floor** 2nd Level Storage 6.11 OTHER Main Floor

OTHER Main Floor OTHER Main Floor

Hallway - 10.5 x 6.8 7.4 x 5.8 (3-pc) Walk-in Closet - 5.8 x Dressing Rm - 9.7 x 11.11 x 9.3 plus jog $10.3 \times 7.3 + 5.7 \times 3.1$

45' x 21' + 32' x

25'

(4-pc)Loft - 12.3 x 12 **Guesthouse Living -**21 x 20

Property Overview

OASIS BY THE SEA -- A stylish contemporary home designed for gracious seaside living. The bright & airy interior includes a sleek kitchen/dining/family room with vaulted & beamed ceiling and floor-to-ceiling windows that frame picturesque Maders Cove. The stunning Living Room has 13' cathedral ceiling, skylights, a built-in bookshelf/entertainment centre, and an oversized wood-burning fireplace. This is an outstanding home for entertaining...inside & out!...with a sprawling wrap-around deck that doubles the size of your summertime entertainment venue. The private Primary Bedroom suite at the back of the house features an office/dressing room, walk-in closet and 3-pc ensuite, plus double French door walk-out to the garden. A 2nd bedroom, luxurious main bath w/ soaker tub & separate walk-in shower, and handy main floor laundry complete the main house. Overnight quests? No problem--they can stroll across the courtyard to the spacious questhouse over the double garage with kitchenette, full bath, and its own wonderful views of the water. When not gathering with family & friends, you'll enjoy the private setting of your seaside oasis which sits poised above the road and nestled into its gentle hillside setting. Every inch of the property has been meticulously landscaped with an impressive cut granite terraced garden as the focal point and an upper lawn w/ fire-pit sitting area overlooking the property & Maders Cove below. The property also features a 40 ft wharf w/ floating docks and deep water protected anchorage. There have been extensive system upgrades in recent years -- for starters, you'll enjoy energy efficiency &

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

Property Features

BUILDING STYLE Contemporary PROPERTY SIZE 0.5 to 0.99 Acres

BASEMENT Full, Undeveloped, Walkout

FOUNDATION Poured Concrete **EXTERIOR FINISH** Wood Shingles ROOF Asphalt Shingle **FLOORING** Ceramic, Hardwood, Tile

HEATING/COOLING TYPE Baseboard, Ducted Cooling, Fireplace, Furnace, Heat

Pump -Ducted, Heat Pump -Ductless, Ductless

Cooling

FUEL TYPE Electric, Propane, Solar, Wood

WATER SOURCE Drilled Well SEWAGE DISPOSAL Septic

GARAGE Detached, Double, Carport, Heated, Wired

DRIVEWAY/PARKING Gravel

STRUCTURES Deck, Patio, Boathouse, Dock, Shed, Wharf

FEATURES Ensuite Bath, HRV (Heat Rcvry Ventln), Secondary Suite,

APPLIANCES Range - Gas, Dishwasher, Dryer, Washer, Microwave Rng INCLUDED Hd Combo, Refrigerator, Water Softener

RENTAL EQUIPMENT PRPTK

WATER FRONTAGE Across Road, Bay, Ocean

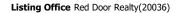
WATER ACCESS Access: Bay, Access: Boat, Access: Ocean, View: Bay,

/VIEW View: Ocean

LAND FEATURES Landscaped, Sloping/Terraced, Year Round Road COMMUNITY Park, Playground, School Bus Service, Shopping, Marina, **FEATURES**

COMPLIMENTS OF: Cvnthia Dial

> Main: 902-298-0332 cindv@reddoorrealtv.ca Red Door Realty(20036)



 MLS #
 202302205
 Address
 9314 Highway 3

 List Price
 \$875,000
 Community
 MADERSCOV

 Status:
 ACT
 Province
 NS

 Class:
 RE
 Postal Code
 B0J 2E0

Listing Office:

Red Door Realty(20036)

























Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202302205

Address 9314 Highway 3

























All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202302205

Address 9314 Highway 3

























Address 9314 Highway 3





























