



Virt Tour URL

Add'l Virt Tour 1 URL

Closing Date

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 School Bayview Community School
Middle/Jr School Bayview Community School
High School Park View Education Centre
Fr Imm Bluenose Academy (Pr - Grade 9)
Elementary School Bluenose Academy (Pr - Grade 9)
Fr Imm Middle/Jr School Bluenose Academy (Pr - Grade 9)
Fr Imm High School Centre scolaire de la Rive Sud
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
Living Room	Main Floor	19.8 x 19.4
Dining Room	Main Floor	13.7 x 12.5
Kitchen	Main Floor	19.7 x 18.8 + 7.5 x
Laundry	Main Floor	4.6
OTHER	Main Floor	5 x 4.9
Primary Bedroom	Main Floor	Hallway - 10.5 x 6.8
Ensuite Bath 1	Main Floor	13 x 11.5
OTHER	Main Floor	7.4 x 5.8 (3-pc)
OTHER	Main Floor	Walk-in Closet - 5.8 x
Bedroom	Main Floor	4.2
Bath 2	Main Floor	Dressing Rm - 9.7 x
Storage	2nd Level	6.11
OTHER	Main Floor	11.11 x 9.3 plus jog
OTHER	Main Floor	10.3 x 7.3 + 5.7 x 3.1
OTHER	Main Floor	(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 guests? No problem--they can stroll across the courtyard to the spacious guesthouse 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	GARAGE	Detached, Double, Carport, Heated, Wired
PROPERTY SIZE	0.5 to 0.99 Acres	DRIVEWAY/PARKING	Gravel
BASEMENT	Full, Undeveloped, Walkout	STRUCTURES	Deck, Patio, Boathouse, Dock, Shed, Wharf
FOUNDATION	Poured Concrete	FEATURES	Ensuite Bath, HRV (Heat Rcvry Ventln), Secondary Suite, Fireplace(s)
EXTERIOR FINISH	Wood Shingles	APPLIANCES	Range - Gas, Dishwasher, Dryer, Washer, Microwave Rng
ROOF	Asphalt Shingle	INCLUDED	Hd Combo, Refrigerator, Water Softener
FLOORING	Ceramic, Hardwood, Tile	RENTAL EQUIPMENT	PRPTK
HEATING/COOLING TYPE	Baseboard, Ducted Cooling, Fireplace, Furnace, Heat Pump -Ducted, Heat Pump -Ductless, Ductless Cooling	WATER FRONTAGE	Across Road, Bay, Ocean
FUEL TYPE	Electric, Propane, Solar, Wood	WATER ACCESS	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
WATER SOURCE	Drilled Well	/VIEW	
SEWAGE DISPOSAL	Septic	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@reddoorrealty.ca
Red Door Realty(20036)



Listing Office Red Door Realty(20036)

MLS # 202302205
List Price \$875,000
Status: ACT
Class: RE

Address 9314 Highway 3
Community MADERSCOV
Province NS
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



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