



MLS Client View - RESIDENTIAL

MLS #	202323195	Number of Bedrooms	2
PID #	60606969	Primary On Main Floor?	
Additional PID?		Full Baths	1
Total Lot Size SqFt	9732.00	Half Baths	1
Type	Single Family	Building Age	16
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$555,000	Total Fin SqFt (TLA)	1,540
Selling Price		Square Footage (MLA)	1,300
Address	48 Pond Street Mahone Bay NS B0J	Building Dimensions	29.6 x 23.6
	2E0	Lot Size	
Style	Detached	Garage	No
New Construction Y/N	No	Waterfront	No
		Restr/Prot Covenants	No

Virt Tour URL Add'l Virt Tour 1 URL

Directions to Property

TOWN OF MAHONE BAY: From Main Street, turn onto Clairmont Street at the PharmaSave, drive one block and turn left onto Pond Street. Drive past Jubilee Park & Pond and watch for

Closing Date

General Property Information:

Water Frontage Meas		Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Units		Middle/Jr School	Bayview Community School	Living Room	Main Floor	13.4 x 11.11
Inclusions	fridge, stove, dishwasher, washer & dryer	High School	Park View Education Centre	Kitchen	Main Floor	12 x 10
Exclusions		Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)	Dining Room	Main Floor	12 x 12
Zoning	RES	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)	Laundry/Bath	Main Floor	8.3 x 8 - jog (2-pc)
Association Fees		Fr Imm High School	South Shore Waldorf	OTHER	Main Floor	Back Foyer -- 7.10 x 7.9
Condo Info		Other		Primary Bedroom	2nd Level	18.5 x 11.11 + 4 x 3.6
		Garage Details		Bedroom	2nd Level	3.6
		Parking Details	paved driveway	Bath 2	2nd Level	11.11 x 9 + 4 x 3.6
		Rental Income		OTHER	2nd Level	11.3 x 6.10 +/- jogs (4-pc)
				Rec Room	Lower Level	Upper Landing -- 7.8 x 4 + jog
				Storage	Lower Level	20.7 x 11.2 - jog & Utility -- 20.8 x 11.5 + jog

Mobile/Mini Info

Property Overview

A RARE FIND! -- Houses like this are a rarity in Mahone Bay, but this lovely home in no misfit. The aesthetics of this fully modern R-2000 Certified home are very much in keeping with the charming character homes that make this historic seaside community such a popular and sought-after place to live. The Cape Cod styling with 2 pretty dormer windows projecting from the roof would make you think the home has been here for a century or more, but when you get closer you'll see that the cedar shake exterior is really an innovative siding product that combines traditional look with contemporary convenience and ease of maintenance. On the inside, a semi-open plan creates a flow suitable for modern living, with main level laundry and half bath adding convenience. Two generous Bedrooms and a beautiful 4-piece bath are found on the upper level, and the high & dry partially finished basement provides additional living and storage space. The home is energy efficient with ducted heat pump for year-round comfort, and R-2000 standards for insulation, air tightness and indoor air quality assurance. The almost ¼ acre lot is beautifully landscaped with mature trees, shrubs & gardens, and the home is nicely hidden from sight, on a quiet street, elevated and set back from the road. You and your canine will love that the back yard is fully fenced. And from your back deck, just off the kitchen and living area, you look over the back yard with a stunning backdrop of towering pines giving you a sense of being out in the country, yet you're a mere 3 blocks from Mahone Bay's busy main street. That's right!...all of the downtown shops, restaurants, galleries,

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

Property Features

BUILDING STYLE	2 Storey, Cape Cod	DRIVEWAY/PARKING	Paved
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Deck, Shed
BASEMENT	Full, Partially Developed	FEATURES	HRV (Heat Rcvry Ventln)
FOUNDATION	Poured Concrete	APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator
EXTERIOR FINISH	Vinyl, Other	RENTAL EQUIPMENT	NONE
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Partially Fenced, Sloping/Terraced, Year Round Road
FLOORING	Ceramic, Hardwood, Laminate, Tile	COMMUNITY FEATURES	Park, Playground, Recreation Center, School Bus Service, Shopping, Marina, Place of Worship
HEATING/COOLING TYPE	Ducted Cooling, Heat Pump -Ducted		
FUEL TYPE	Electric		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cvnthia Dial



Main: 902-298-0332
cindv@reddoorrealty.ca
Red Door Realty(Lunenburg)



Listing Office Red Door Realty(Lunenburg)

MLS # 202323195
List Price \$555,000
Status: ACT
Class: RE

Address 48 Pond Street
Community MAHONEBAY
Province NS
Postal Code B0J 2E0

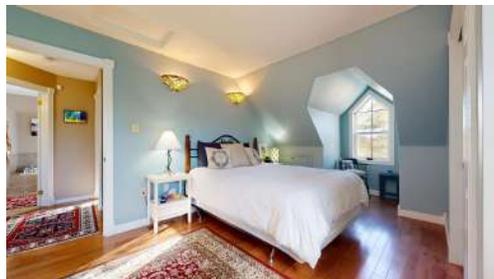
Listing Office:
Red Door Realty(Lunenburg)



Data provided by the Nova Scotia Association of REALTORS®.

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