



Price: <b>\$215,000</b>	MLS® #: <b>60491420</b>
Status: <b>Active</b>	
Legal Descr.: <b>THE MEADOWS</b>	
Address: <b>36 FAUXBURG RD # 7</b>	
City: <b>MAHONE BAY, B0J 2C0</b>	
Side of Road:	District: <b>SS DILUN</b>
Lot Size: <b>CONDO</b>	Sub-Dist: <b>B2</b>
Shore Frontage:	Zoning: <b>RES</b>
Sq. Footage (MLA): <b>1,156</b>	Sec. School: <b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA): <b>1,156</b>	Elem Schl: <b>BAYVIEW COMMUNITY</b>
Building Dimensions: <b>24 X 48</b>	
Possession: <b>NEGOTIABLE</b>	

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**Overview** "The Meadows", is a quiet and private neighbourhood of just 12 well-maintained townhouse condos. A great in-town location easy walking distance to the waterfront, shops and amenities of Mahone Bay. This beautifully styled townhouse offers the best of both worlds...convenient condo living with outdoor and garden space. A welcoming front verandah provides shade in the afternoon. The comfortable one-level floorplan features a spacious Living Room/Dining Room that enjoys natural light through a large front bay window. Recently renovated galley kitchen provides lots of storage plus there's a little breakfast nook overlooking the front garden – a great spot to enjoy your morning coffee. Down the central hall find a handy utility room with laundry, a generous storage room plus main bath and linen closet. Master bedroom has a walk-in closet and full ensuite. The second bedroom doubles as a cozy den or office and has patio doors opening to the sunny south-facing back patio. CWR File#613

**Directions** Town of Mahone Bay: Follow Main Street and turn onto Fauxburg Rd. Drive 150 meters and take driveway for "The Meadows" on your right. Look for Unit #7, Realty Sign Posted.

Type: <b>Condominiums</b>	Heating: <b>Electric, Baseboard</b>	Exterior: <b>Other</b>
Style: <b>Bungalow, Condo Townhouse</b>	Garage Type: <b>Parking Space(s)</b>	Driveway: <b>Paved</b>
Title to Land: <b>Estate Sale</b>	Water: <b>Municipal</b>	Foundation: <b>Slab</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, Air Exchanger, Ensuite, See Remarks</b>
Land Features: <b>Level, Landscaped</b>	Services: <b>Electricity, Telephone, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access/View: <b>Access: Year Round Road</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Carpet, Cushion/Lino, Ceramic/Porcelain</b>

**Inclusions** Appliances - Fridge, Stove, Dishwasher, Washer, Dryer

**Exclusions**

Bedrooms: <b>2</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>No</b>	Gar.Details: <b>NONE</b>
Bathrooms: <b>2 \</b>	Lockbox: <b>Yes</b>	PCDS: <b>No</b>	Water Access: <b>No</b>	Water:
Rental Income:	Road: <b>Public</b>	Matrim.:		
Building Age: <b>13</b>	CSA #: <b>0</b>	Serial #: <b>0</b>		
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	7.6 X 4.5	MAIN FLOOR	MASTER BEDROOM	12.5 X 12
MAIN FLOOR	OTHER	HALL 24 X 3.3	MAIN FLOOR	OTHER	WALK-IN 7.9 X 4
MAIN FLOOR	LIVING ROOM	23.8X12 BAY W/DINING	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	7.7 X 5
MAIN FLOOR	KITCHEN	18.6 X 7.10	MAIN FLOOR	BEDROOM	11 X 12.2
MAIN FLOOR	BATH (# pieces 1-6)	8.4 X 5.5	MAIN FLOOR	STORAGE	8.6 X 4.3
MAIN FLOOR	LAUNDRY	7 X 5 + 4.6 X 4.3			

**Betterment Charges:**

Condo Fee: **185.00** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**  
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 Website: <http://OceanHomesNovaScotia.com>  
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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