

## 89 Long Cove Road, Martins River



 60233921

File# 684

### More Views...Less "to-Dos"

**\$357,000.00 CAD**

Don't just dream about retiring on the water...do it! Smartly renovated home on pretty Long Cove in Martin's River - the ideal low-maintenance property offering More Views & Less "to-Dos". Relaxed waterfront lifestyle w/ 112' of seawall protected shoreline & sturdy wharf. Totally open-plan living area w/ water views from every corner. Walk-out to sprawling deck w/ new glass railings. Main floor also features Master Bdrm & lg full bath (w/ laundry), both w/ lots of built-in storage. Cozy lower quarters offer privacy & comfort for extended family w/ separate entrance, bdrm, 2nd full bath, den & family room w/ woodstove. Many recent renos (engineered hrdwd floors, mosaic tile backsplash, striking granite countertops). Outside, extensive landscaping w/ new weeping tile, stone retaining wall & patio...a wonderful place to garden, bbq, birdwatch, sunbathe, etc. Paved circular drive, double 2-storey garage. Great location between Chester & Mahone Bay. What are you waiting for? Summer's coming!!!

#### Listing Agents

**Cindy Dial** P: 902-640-3355 C: 902-298-0332 E: cindy@coastalwindsrealty.com

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#### Directions

Hwy 103 to exit 10 (Mahone Bay). Off the exit ramp, turn left onto Hwy 3 towards Martin's River. Drive 3.3 km and turn right onto Station Road (just before the Martin's River Fire Hall). Follow Station Rd to Long Cove Rd. Property is on the left, civic #89. Look for the Coastal Winds Realty Sign!



**www.CoastalWindsRealty.com**

**info@coastalwindsrealty.com**

#### Lunenburg Waterfront Office

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#### Musquodoboit Harbour Office

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Interested parties are encouraged to seek independent verification of facts presented herein.

#### Property Highlights

**Age ±:** 17 years

**Lot Size:** 18,700 sq ft

**Dimensions:** 36'4 x 25'5

**Zoning:** Residential

**Assessment:** \$292,100 (2013)

**Taxes:** \$2,366 (2013)

**Style:** Contemporary

**Bedrooms:** 2

**Bathrooms:** 2

**Flooring:** Engineered Hardwood,  
Ceramic, Laminate

**Heating:** Oil-fired Forced Hot Air,  
Woodstove

**Water:** Drilled Well

**Sewer:** Septic

**Parking:** Paved Circular Driveway

**Garage:** Double Garage with Loft (24'4 x  
30'4)

**Services:** Electricity, Phone, Cable,  
High-speed Internet

#### Rooms

LR/DR/Kitchen: 24' x 24'3" (Main)

Master Bedroom: 11' x 10'4" (Main)

Bathroom/Laundry: 13'4" x 7'6" (4-PC)  
(Main)

Family Room: 11'2" x 16'6" (Lower)

Den/Office: 11' x 15'5" (Lower)

Bedroom: 11' x 10' (Lower)

Bath: 6' x 7' (3-PC) (Lower)

Storage/Pantry: 11' x 4'7" + 6' x 3'4"  
(Lower)

Utility Room: 11'7" x 7' (Lower)