



Price:	\$357,000	MLS® #:	60233921
Status:	Active		
Legal Descr.:			
Address:	89 LONG COVE RD		
City:	MARTIN'S RIVER, B0J 2E0		
Prop known as:	LONG COVE, MAHONE BAY		
Side of Road:			
Lot Size:	18,700 SQ FT	District:	SS DILUN
Shore Frontage:	112.00	Sub-Dist:	B3
Sq. Footage (MLA):	922	Zoning:	RES
Total Fin SqFt.(TLA):	1,844	Sec. School:	PARK VIEW EDU CENTRE
Building Dimensions:	36.4 X 25.5	Elem Schl:	BAYVIEW / SS-WALDORF
Possession:	NEGOTIABLE		

Overview 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!!!

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. Realty sign posted.

Type:	Single Family	Heating:	Oil, Wood, Forced Air, Furnace	Exterior:	Vinyl
Style:	Contemporary, Detached	Garage Type:	Detached, Double, Wired	Driveway:	Circular, Paved
Title to Land:	Freehold	Water:	Drilled Well	Foundation:	Concrete, Fully Developed, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Septic	Features:	Deck/Patio, Air Exchanger, Fireplace(s), See Remarks, Water Jet Tub
Land Features:	Landscaped, Sloping/Terraced, Waterfront	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Ocean Front, Access : Harbour Front, Access: Boat, View: Ocean	Rental Equipm.:	None	Flooring:	Laminate, Engineered Hardwood, Ceramic/Marble

Inclusions Fridge, Stove, Dishwasher, Microwave/Range Hood, Washer, Dryer, Generator, Window Treatments
Exclusions Iron Sail Boat on Wharf

Bedrooms:	2	Sign:	Yes	HST:	NO	Garage:	Yes	Gar.Details:	DETACHED 2
Bathrooms:	2 \	Lockbox:	Yes	PCDS:	Yes				STOREY (24.4 X
Rental Income:	NO	Road:	Private	Matrim.:					30.4)
Building Age:	17	CSA #:	0	Serial #:	0	Water Access:	Yes	Water:	OCEAN FRONT
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	OTHER	LR/DR/KIT 24 X 24.3	LOWER LEVEL	BATH (# pieces 1-6)	6 X 7 (3 PC)
MAIN FLOOR	MASTER BEDROOM	11 X 10.4	LOWER LEVEL	STORAGE	4.7 X 11 + 6 X 3.4
MAIN FLOOR	BATH (# pieces 1-6)	13.4 X 7.6 (4 PC)	LOWER LEVEL	UTILITY	11.7 X 7
LOWER LEVEL	FAMILY ROOM	11.2 X 16.6	LOWER LEVEL	DEN/OFFICE	11 X 15.5
LOWER LEVEL	BEDROOM	11 X 10			

Betterment Charges:

Condo Fee: **0** 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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