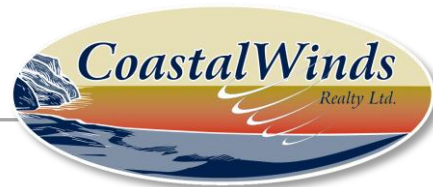




89 LONG COVE ROAD Martin's River, NS



Recent Improvements & Upgrades

Property Improvements since 2008

INTERIOR:

- New Engineered Hardwood Flooring (main floor)
- New Granite Countertops and Island
- New Mosaic Tile Backsplash in Kitchen
- New Kitchen Sink & Faucets
- New Laminate Flooring (lower level)
- New Cushion Flooring in Lower Level Bath
- New Wood Stove w/ Double Wall Stove Pipe
- New Appliances (fridge, dishwasher & microwave/range hood)
- Various New Light Fixtures & Ceiling Fan
- New Blinds & Window Treatments
- New Low-Flush Toilets Installed
- Attic Insulation Upgraded to R-40
- Home Energy Rating Increased to "78"



EXTERIOR:

- Granite Boulder Retaining Wall constructed with Weeping Tile Drainage System
- New Steps & Custom-made Iron Hand Rail
- New Paver Stone Patio Area overlooking water
- New Glass Railings on Deck
- New Floats installed on Floating Dock
- RV Parking Area
- New Oil Tank (2008)



Additional Property Features

- 112' Direct Ocean Frontage w/ Granite Boulder Seawall
- 45' Double Crib Wharf w/ Floating Dock & Ramp (power supply to wharf)
- Large Double Garage with 2nd Floor (w/ over-sized bay for boat storage)
- Paved Circular Driveway
- Large Garden Area between House and Road
- Generator w/ Generator Panel
- Walkout Basement
- Low Maintenance Siding on House and Garage
- *Rails-to-Trails* Walking Trail Access just across the Road



** Feature Sheet information has been provided by the Seller. The brokerage assumes no responsibility for its accuracy. Interested parties are encouraged to seek independent verification of facts presented herein.*



See complete property details at: www.OceanHomesNovaScotia.com