



Price:	\$208,500	MLS® #:	60491388
Status:	Active		
Legal Descr.: `THE MEADOWS` (LUNENBURG CO. CONDO CORP #13)			
Address:	36 FAUXBURG RD # 3		
City:	MAHONE BAY, BOJ 2EO		
Side of Road:		District:	SS DILUN
Lot Size:	NA	Sub-Dist:	B2
Shore Frontage:		Zoning:	RES
Sq. Footage (MLA):	1,156	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	1,156	Elem Schl:	BAYVIEW / SS WALDORF
Building Dimensions:	24` X 48`		
Possession:	IMMEDIATE		

Overview `The Meadows`, a quiet & private neighbourhood of just 12 well-maintained townhouse condominiums nestled on 3+ acres with lawns & wooded areas, just a block from the famous harbour. Excellent `in-town` location, leave your car parked, and stroll to everything! The thoughtfully designed townhouse offers the best of both worlds...convenient condo living with outdoor space. No elevators or long corridors here...just walk through your garden to your front door. Inside, a comfortable one-level floorplan features a spacious Living/Dining Room that enjoys natural light through a large bay window. Tidy kitchen provides ample storage plus a breakfast nook overlooking the front garden. Master Bedroom comes complete with a walk-in closet & full ensuite. The 2nd bedroom doubles as a cozy den or office and has French doors opening to the sunny south-facing back patio. Another full bath, handy utility room w/ laundry, storage room & linen closet complete the picture. (Monthly Condo Fees just \$200!)

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 #3, Realty Sign Posted.

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

Inclusions fridge, stove, dishwasher, washer & dryer ***THE SELLER WILL PROVIDE TO THE BUYER A \$5000 REBATE FOR UPGRADES UPON SUCCESSFUL CLOSING.*** (NOTE: This rebate offer only applies to offers accepted on or before January 31, 2014.)

Exclusions

Bedrooms:	2	Sign:	Yes	HST:	NO	Garage:	No	Gar.Details:	TWO PAVED
Bathrooms:	2 \ 0	Lockbox:	Yes	PCDS:	Yes				PARKING
Rental Income:	NO	Road:	Public	Matrim.:					SPACES IN
Building Age:	1999	CSA #:	NA	Serial #:	NA				FRONT OF
		Migrated:	No						UNIT
						Water Access:	No	Water:	

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

Betterment Charges:

Condo Fee: **200** Condo Corp #: **13** 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**

