

36 Fauxburg Rd, Unit #3, Mahone Bay



"The Meadows"...a stylish Townhouse Condo \$208,500

"The Meadows" is a quiet and private neighbourhood of just 12 well-maintained townhouse condominiums nestled on more than 3 acres with lawns and wooded areas, just a block from the famous harbour. With an excellent 'in-town' location, leave your car parked (at one of your 2 spaces), and stroll to everything. A paved walking lane connects you to Main Street, the waterfront, shops and amenities of pretty Mahone Bay. This thoughtfully designed townhouse offers the best of both worlds...convenient condo living with outdoor and garden space. No elevators or long corridors here...just walk through your garden to your front door. A welcoming verandah is a shady retreat for warm summer afternoons. Inside, a comfortable one-level floorplan features a spacious Living Room/Dining Room that enjoys natural light through a large bay window. The tidy 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 comes complete with a walk-in closet and full ensuite. The second bedroom doubles as a cozy den or office and has French doors opening to the sunny south-facing back patio.

Monthly Condo Fees just \$200!



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 1999
Style: Townhouse Condominium
Floor Space: 1156 sq ft
Bedrooms: 2
Bathrooms: 2
Flooring: carpet, cushion/linoleum
Heating: electric baseboards
Water: municipal
Sewer: municipal
Parking: paved parking spaces (x2)
Services: electricity, phone, cable, high-speed internet
Features: ensuite, walk-in closet, front verandah, back patio, air exchanger
Assessment: \$207,800 (2013)
Taxes: \$2,630 (2013)

Rooms

Living/Dining Room : 23'8" x 12' (plus bay) (Main)
Kitchen: 18'6" x 7'10" (Main)
Master Bedroom: 12'5" x 12' (Main)
Master Ensuite (4-pc) : 7'7" x 5' (Main)
Walk-in Closet: 7'9" x 4' (Main)
Bedroom/Den : 12'2" x 11' (Main)
Main Bath (4-pc) : 8'4" x 5'5" (Main)
Laundry: 7' x 5' + 4'6" x 4'3" (Main)
Storage: 8'6" x 4'3" (Main)
Foyer/Entry : 7'6" x 4'5" (Main)
Hallway: 24' x 3'3" (Main)

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 and the Coastal Winds Realty sign!