

## 50 Kinburn Acres Rd, Maders Cove



MLS® 201800781

### Idyllic Kinburn Acres!

**\$949,000**

Kinburn Acres is an idyllic little community of fine homes, almost secretively positioned at the harbour entrance to the dynamic town of Mahone Bay. This beautiful oceanfront home has an open-seaward perspective, face-on to the landmark lighthouse, so familiar to the hundreds of sailors who have made this the pleasure boating Mecca of Nova Scotia. Number 50 received a complete makeover a few years back, marrying the horizontal virtues of one-level rancher design to neo-classical architectural accents. In a single word, this is a "refined" home in every respect. The interior layout is spacious, bright & view-filled, featuring stunningly handsome oak floors, cove mouldings & your choice of wood-burning or gas fireplaces. Ground floor master suite, plus upper level guest accommodation. The utility package includes in-floor radiant heat on the ground floor (including garage) and a run-everything generator. A massive back deck overlooks the broad sweeping lawn leading down to 200' of pebble and sand beach.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Age ±:** 44 years

**Lot Size:** 59,750 sq ft (1.37 acres)

**Floor Space:** 3040 sq ft

**Bedrooms:** 3

**Bathrooms:** 3

**Heating:** oil-fired hot water, in-floor radiant & baseboards

**Water:** dug well

**Sewer:** septic

**Parking:** double circular driveway, gravel

**Garage:** double, attached, heated

**Features:** 201 feet direct oceanfrontage, main floor master suite, expansive oceanview deck, propane range, propane generator, central vac, alarm system

**Fireplace/s:** wood burning & propane

**Outbuildings:** garden shed (18' x 15')

**Taxes:** \$8,053 (2016)

### Rooms

Living Room: 20 x 17.5 (Main)

Dining Room: 15.5 x 14.5 (Main)

Kitchen: 23 x 14 (Main)

Family Room: 16 x 13 (Main)

Den/Office: 14 x 12 (Main)

Master Bedroom: 15.5 x 15 (Main)

Master Ensuite (4-pc): 12 x 9 (Main)

Master Walk-in: 12 x 10 (Main)

Foyer/Hall: 14 x 8 (Main)

Bath (3-pc): 8 x 5 (Main)

Laundry: 13 x 7 (Main)

Mudroom: 5.5 x 4 (Main)

Bedroom: 19 x 14 (2nd)

Bedroom: 18.5 x 10 (2nd)

Bath (4-pc): 10 x 6 (2nd)

Sitting Room: 12 x 8.5 (2nd)

Storage: 14 x 11.5 (2nd)

Basement/Utility: 28 x 19 (Lower)

### **Directions**

FROM MAHONE BAY: Follow Hwy-3 (Lighthouse Route) towards Lunenburg. 2 km outside of town, turn left onto Maders Cove Rd and continue 800 meters to entry to Kinburn Acres on your left. Civic #50 is the 2nd driveway on your right. Look for the Red Door Realty sign!