

## 575 Main Street, Unit 201, Mahone Bay



### *THE MOORINGS...a Waterfront Condominium* **\$278,000**

THE MOORINGS, a familiar fixture on Mahone Bay's beautiful waterfront, is an exclusive waterfront condominium complex featuring 8 distinctive residences and 4 commercial storefronts in the heart of Mahone Bay's popular downtown. #201 is a spacious 1700 sq ft open concept end unit that floods with natural light through the many windows that provide a panoramic view of the picturesque harbour from the iconic '3 Churches' straight out the bay. While away the hours watching nautical activity on the bustling harbour from your private balcony. The impressive Great Room under a vaulted ceiling extends to a Dining Room with a wall of windows, letting you enjoy harbourside dining illuminated by the 3 churches every night! Property particulars include 2 generous bedrooms and 2 full baths, including Master Suite with large walk-in closet; heat pump for heat and air-conditioning of main living area; and security entry with elevator servicing the upper 2 levels. And what a location!...step out the front door of your building and know that all the amenities of this great seaside community are literally steps away: fabulous restaurants, an inviting pub, unique shops and boutiques, the community marina, post office, even the grocery store is an easy walk. For the car you'll have little use for, there is a private underground garage with lots of storage space. The only unit available, this is a rare opportunity to get into this sought after location. A great year-round residence, seasonal home or weekend retreat.



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#### Property Highlights

**Age ±:** 1991  
**Style:** Condo Apartment  
**Floor Space:** 1673 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Flooring:** carpet, ceramic, linoleum  
**Heating:** electric baseboards, heat pump  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** paved driveway  
**Garage:** built-in, individual underground garage  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** harbourside balcony, heat pump air-conditioning in Main Living Area, ensuite, elevator, intercom, air-exchanger, central vac, wheelchair access,  
**Zoning:** residential  
**Taxes:** \$3,276 (2015)

#### Rooms

Living Room: 27 x 16 (Main)  
Dining Room: 13 x 9.6 (Main)  
Kitchen: 13.3 x 10 (Main)  
Foyer/Hall: 9.5 x 9 (Main)  
Master Bedroom: 15.2 x 13.8 (Main)  
Ensuite Bath (3-pc): 13 x 9 (Main)  
Walk-in Closet: 9.10 x 6.9 (Main)  
Bedroom / Den: 12.3 x 12.3 (Main)  
Bath (3-pc): 10.6 x 8.6 (Main)  
Laundry Closet: (Main)  
Garage / Storage: 42 x 13 (Lower)

#### Directions

Town of Mahone Bay - Main Street in the heart of the downtown waterfront district.

#### Listing Agents

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