

161 Hirtle Cove Rd, Oakland ~ Mahone Bay



Delightful Hirtle's Cove!

\$420,000

South Shore real estate watchers will recognize that here, finally, is a property which is coming to the market reasonably priced to sell...there will not be a long trail of price reductions ahead on this one. This is a lovely 4 bed/3 bath all-season home at one of the best addresses on the Mahone Bay shoreline. Built to Ark specs by a legendary master builder, it has been meticulously maintained...rest assured there will be no big-ticket post-purchase 'fix-it' issues. What you see is what you get...a spacious, bright modern home...almost a blank canvas inviting you to put your own aesthetic mark on it. And, how about those superlative views over the sweeping lawn down to sail-dotted Mahone Bay! Though Hirtle's Cove is very definitely a "neighbourhood", this property sits very privately on 1.25 well-treed acres. There are front and back decks to soak up (or fend off) the summer sun, plus the convenience of a carport, as well as a garage. Want activity? Think Mahone Bay Centre (<http://mahonebaycentre.org/>) as just one of a host of cultural, education, recreational, shopping, or dining offerings in bustling Mahone Bay, which is a quick 5 minutes' drive along the shore.



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



Listing Agents

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Property Highlights

Age ±: 1991
Lot Size: 54,886 sq ft (1.26 acres)
Style: Cape Cod
Floor Space: 2013 sq ft
Bedrooms: 4
Bathrooms: 3
Flooring: carpet, hardwood, linoleum
Heating: electric baseboards
Water: dug well
Sewer: septic
Parking: gravel driveway
Garage: attached single (heated), plus carport
Services: electricity, phone, cable, high-speed internet
Features: covered decks at front and back, original house plans available
Fireplace/s: wood burning fireplace
Zoning: Residential
Assessment: \$566,200 (2015)
Taxes: \$5,294 (2015)

Rooms

Living/Dining Room: 24 x 13 (Main)
Kitchen: 17.5 x 8.2 (Main)
Den / Bedroom: 11.2 x 9.6 (Main)
Bath (3-pc): 8.3 x 6 (Main)
Bedroom: 25.3 x 13 (2nd)
Bedroom: 25.3 x 12.5 (2nd)
Bedroom: 15.10 x 11.10 (2nd)
Bath (4-pc): 10.7 x 5.3 (2nd)
Bath (3-pc): 7.7 x 5.3 (2nd)

Directions

Located less than 5 minutes from downtown Mahone Bay!

Leaving Mahone Bay along Edgewater St (Route-3), turn onto the Oakland Rd just after Kedy's Bridge (at the head of Mahone Bay Harbour). Continue 2 km and watch for sign for Hirtle Cove Rd on your right. Follow Hirtle Cove Rd to driveway for civic #161. Look for the Red Door Realty sign!