

35 Clairmont St, Mahone Bay



"Is there a Doctor in the House?"

\$465,000

'Is there a Doctor in the House?'...well, for many years, there was! And this well-known Mahone Bay residence is still fondly referred to by locals as 'The Doctor's House'. A substantial renovation in 2010 revitalized this fine home with a new state-of-the-art heating system, updated electrical and custom kitchen & bathrooms. In the last 2 years, a new roof & gutters and complete refinishing of the original floors. Large principal rooms including double Living Room w/ fireplace & pockets doors and formal Dining Room w/ original built-in cabinet. The heart of the living space is a stunning custom Kitchen w/ in-floor radiant heat, propane range, eat-in area plus a wall of tall windows & doors leading to an expansive deck. Completing the main level are a laundry room, side-entry mudroom, and bonus room with walk-out, once the Doctor's office, now ideal as a den, office, exercise room, or main level bedroom w/ adjacent full bath. A gracious original staircase leads upstairs to the upper landing, 3 large bedrooms, a 2nd full bath and office. Partly finished walk-up attic is fully insulated, wired, and plumbed. With a luxurious full ensuite already roughed-in, it doesn't take much imagination to envision this spectacular 3rd floor space as your Master Suite. There's a double garage plus paved parking for 3 cars...and "parked" is how your cars will stay, as 35 Clairmont enjoys an excellent central locations, set on a large corner lot with Mahone Bay's bustling Main Street and vibrant waterfront a mere block away.



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Property Highlights

Age ±: c. 1907
Lot Size: 17,470 sq ft (.4 acres)
Style: 2.5 storey Edwardian
Floor Space: 2900 sq ft
Bedrooms: 3
Bathrooms: 2
Flooring: hardwood, softwood, ceramic
Heating: oil-fired hot water radiators & in-floor radiant
Water: municipal
Sewer: municipal
Parking: paved parking for 3 vehicles
Garage: double, detached, wired
Services: electricity, phone, cable, high-speed internet (FibreOP available)
Fireplace/s: wood burning insert
Zoning: Residential
Assessment: \$395,400 (2015)
Taxes: \$4,827 (2015)

Rooms

Living Room: 30.4 x 14.6 (Main)
 Dining Room: 14.10 x 14.6 (Main)
 Kitchen: 18.7 x 18.5 (Main)
 Den/Office: 15 x 11.8 (Main)
 Bath (3-pc): 7.2 x 6.9 (Main)
 Foyer/Hall: 13.4 x 7.4 (Main)
 Laundry: 6.10 x 5.7 (Main)
 Mudroom: 9.8 x 5.8 (Main)
 Bedroom: 15 x 14 (2nd)
 Bedroom: 14.6 x 14 (2nd)
 Bedroom: 12.4 x 11.3 (2nd)
 Bath (4-pc): 12.6 x 9 (less jog) (2nd)
 Den/Office: 12.8 x 8.8 (2nd)
 Open insulated attic space: 25 x 21.6 (3rd)
 Roughed-in 4-pc Bath: 13 x 10.8 (3rd)

Directions

TOWN OF MAHONE BAY: Turn off Main Street onto Clairmont at the Pharmasave. 35 Clairmont is on your left, one block up from Main Street, on the corner of Clairmont & Pond Streets. Look for the Red Door Realty sign!