

## 126 Smeltzer Road, Maders Cove



MLS® 201906834

### Hillside Homestead

**\$433,000**

Welcome to this picture perfect Hillside Homestead idyllically situated on a gently sloping pasture rimmed with mature trees. The 4.5 acre lot provides privacy while the location on seldom used Smeltzer Road ensures quiet and tranquility. Best of all, the hillside location affords just enough elevation to enjoy a pretty view of picturesque Prince's Inlet framed by rolling hills, green pastures and woodland. An expansive south facing deck spans and wraps around the house with these pretty vistas as the perfect backdrop to summer entertaining or relaxation time. The original Cape house was built over 200 years ago, and shows off all the quirks and features of two centuries of love and life. A more recent addition at the back of the house integrates modern elements like a convenient entry foyer, large laundry & storage rooms, and a main floor powder room to complement the charm and character of the gracious principal rooms at the front. The original living and dining rooms are beautifully proportioned and adorned with characterful features you'd never find in a newbuild...wide wainscoting, delightful built-ins, exposed beams and an impressive wood-burning hearth. The second floor offers 3 spacious bedrooms, custom bathroom and more closet space than one would expect in a home of this vintage. Located midway between the amenity-rich seaside towns of Lunenburg and Mahone Bay this country home is mere minutes from everything, but feels years away from the everyday. Why not settle in and call this hillside 'Home'!



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



#### Listing Agents

**Cindy Dial** C: 902-298-0332  
E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

**Adam Dial** C: 902-298-0336  
E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

#### Property Highlights

**Age ±:** approx. 200 yrs

**Lot Size:** 4.51 acres

**Style:** Cape Cod

**Floor Space:** 2185 sq ft

**Bedrooms:** 3

**Bathrooms:** 1.5

**Flooring:** softwood, laminate, carpet, linoleum

**Heating:** oil-fired hot water baseboards

**Water:** drilled well

**Sewer:** septic

**Parking:** gravel driveway

**Services:** electricity, phone, cable, high-speed internet

**Features:** large deck, central vac

**Fireplace/s:** wood-burning

**Outbuildings:** shed

**Zoning:** Rural-Residential

**Taxes:** \$2,247 (2018)

#### Rooms

Living Room: 16 x 15.6 (Main)

Dining Room: 18.8 x 13.2 (Main)

Kitchen: 9.6 x 7.9 (Main)

Den/Office: 11 x 9.5 (Main)

Bath (2-pc): 6 x 4.8 (Main)

Laundry/Storage: 12 x 7.8 (Main)

Entry Hall/Foyer: 10 x 6.8, plus jogs (Main)

Back Mudroom: 10 x 4.4, less jogs (Main)

Master Bedroom: 16.10 x 15, less jog (2nd)

Bedroom: 15.8 x 14.11 (2nd)

Bedroom: 16.7 x 10.3 (2nd)

Bath (4-pc): 9.6 x 5.2 + 6.5 x 6 (2nd)

#### Directions

Hwy-3 between Lunenburg and Mahone Bay  
- Turn onto the Herman's Island Rd then left

onto Smeltzers Road at the Sunnybrook Mill Market. Civic #126 is on your left halfway up Smeltzer Road. Look for the Red Door Realty sign!