

260 Main Street, Mahone Bay



MLS® 202009991

Just Feels Good!

\$357,000

Sometimes a house just feels good. Built around 1865 on the corner of Mahone Bay's Kinburn & Main streets, this is one of those houses. The interior features high ceilings that create a sense of volume while beautifully patinaed and professionally refinished softwood floors unite the interesting living spaces. Renovations in recent years succeeded in updating the house in a manner that was sympathetic to its original character. Elements of modern comfort and convenience like a main floor full bath/laundry were integrated without sacrificing any of the home's charm. The main level includes a cozy living room with toasty woodstove and dining room that opens to the kitchen wing which was added in 1997. The delightful kitchen features butcher-block countertops & high end appliances including a Wolf gas stove. From the kitchen walk out to the private side deck & large back yard. Upstairs are 3 bedrooms and a surprising amount of storage & closet space for an older home with many clever built-ins tucked into nooks & crannies. The very large master over the kitchen addition is an impressive space with cathedral ceilings & skylights, and a dormer window which provides lovely views over the back yard. A second bathroom complete with old fashioned tub serves the upstairs. Step outside and discover your oasis in a 'walk-everywhere' location. The level yard is partially fenced so let the kids & the dogs out to play or relax with a good book under the dappled shade of the mature ash tree. With easy access to the Rails-to-Trails network, you have miles & miles of walking or biking adventures at your doorstep -- so, you'll be happy to leave the cars parked in the paved double driveway. All in all, a feel good package with a feel good price!



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Property Highlights

Age ±: c. 1865
Lot Size: 7,065 sq ft
Style: 2 Storey Century Home
Floor Space: 1758 sq ft
Bedrooms: 3
Bathrooms: 2
Flooring: softwood, hardwood
Heating: oil-fired forced hot air, electric baseboards, woodstove
Water: municipal
Sewer: municipal
Parking: double paved driveway
Services: electricity, phone, cable, high-speed internet
Features: large deck, partially fenced yard
Fireplace/s: woodstove
Zoning: Residential
Taxes: \$2,824 (2020)

Rooms

Living Room: 14 x 12.3 (Main)
Dining Room: 12.9 x 9.6 (Main)
Foyer/Hall: 12 x 6.9 (Main)
Kitchen: 16.5 x 13 (Main)
Mudroom: 9.9 x 7.8 (Main)
Back Entry: 7.7 x 4 (Main)
Bath w/ Laundry Jog (4-pc): 9.5 x 7.11 (Main)
Master Bedroom: 17.2 x 14.1 (2nd)
Bedroom: 15.6 x 8.11 (2nd)
Walk-in Closet: 5 x 5 plus jog (2nd)
Bedroom: 11 x 9.7 (2nd)
Bath (3-pc): 9.7 x 5.3 (2nd)

Directions

Town of Mahone Bay: Follow Main Street from downtown towards Bridgewater. At the

Listing Agents

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top of Main, turn left onto Kinburn Street.
Park in the first driveway on your left. Look
for the Red Door Realty sign!