

## 9314 Highway 3, Maders Cove



MLS® 202302205

### *Oasis by the Sea* \$875,000

A stylish contemporary home designed for gracious seaside living. The bright & airy interior includes a sleek kitchen/dining/family room, with vaulted & beamed ceiling and floor to ceiling windows that frame picturesque Maders Cove. The stunning Living Room has 13' cathedral ceiling, skylights, a built-in bookshelf/entertainment centre, and an oversized wood-burning fireplace. This is an outstanding home for entertaining...inside & out!...with a sprawling wrap-around deck that doubles the size of your summertime entertainment venue. The private Primary Bedroom suite at the back of the house features an office/dressing room, walk-in closet and 3-piece ensuite, plus double French door walk-out to the garden. A 2nd bedroom, luxurious main bath with soaker tub and separate walk-in shower, and handy main floor laundry complete the main house. Overnight guests? No problem -- they can stroll across the courtyard to the spacious guesthouse over the double garage with kitchenette, full bath, and its own wonderful views of the water. When not gathering with family & friends, you'll enjoy the private setting of your seaside oasis which sits poised above the road and nestled into its gentle hillside setting. Every inch of the property has been meticulously landscaped with an impressive cut granite terraced garden as the focal point and an upper lawn with firepit sitting area overlooking the property and Maders Cove below. The property also features a 40 ft wharf w/ floating docks and deep water protected anchorage. There have been extensive system upgrades in recent years -- for starters, you'll enjoy energy efficiency & year-round comfort with a ducted heat pump for economical heating & cooling, plus solar power to recoup much of your energy costs. This sought-after oceanfront location along the popular stretch of coast from Lunenburg, just an hour from metro Halifax.



[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Lot Size:** 25,616 sq ft (.59 acres)  
**Floor Space:** 1895 sq ft (+ 600 sq ft guesthouse)  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Flooring:** hardwood, ceramic tile  
**Heating:** ducted heatpump, propane furnace, fireplace (mini-split heatpump in garage)  
**Water:** drilled well  
**Sewer:** septic  
**Garage:** double, detached with 2nd level guesthouse  
**Features:** 600 sq ft guesthouse above garage, expansive decks, waterfront parcel with wharf, boathouse & floating docks, solar, generator panel  
**Outbuildings:** boathouse, garden shed

### Rooms

Living Room: 19.8 x 19.4 (Main)  
Dining Room: 13.7 x 12.5 (Main)  
Kitchen / Sun Room: 19.7 x 18.8 + 7.5 x 4.6 (Main)  
Laundry: 5 x 4.9 (Main)  
Hallway: 10.5 x 6.8 (Main)  
Master Bedroom: 13 x 11.5 (Main)  
Ensuite: 7.4 x 5.8 (3-pc) (Main)  
Walk-in Closet: 5.8 x 4.2 (Main)  
Office / Dressing Room: 9.7 x 6.11 (Main)  
Bedroom: 11.11 x 9.3 plus jog (Main)  
Bath: 10.3 x 7.3 + 5.7 x 3.1 (4-pc) (Main)  
Loft / Storage: 12.3 x 12 (2nd)  
Guesthouse - Living/Kitchen/Dining: 21 x 20 (Main)  
Guesthouse - Bedroom Area: 15 x 9 (Main)  
Guesthouse - Bathroom (3-pc): 8.2 x 6 (Main)

**Directions**

FROM MAHONE BAY: Follow Hwy-3 (Lighthouse Route) out of town heading toward Lunenburg. Drive 1.6km from town limits and watch for the driveway for civic #9314 on your right. Look for the Red Door Realty sign!