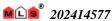
# 48 Maple Street, Mahone Bay





# What makes a house a 'HOME'... \$644,000

Feeling nostalgic? Here's a scene sure to evoke fond memories...a gracious century home on a quiet tree-lined street, a white picket fence & covered verandah, & the sound of church bells on Sundays. All reminiscent of a time when a house meant a 'Home'. Well, you don't have to go back in time to enjoy this enviable lifestyle. This lovely century home offers all of the above & more. Within the 1900 sf of living space you'll also find original features galore, incl refinished wood floors, high ceilings, a welcoming foyer w/ handsome staircase, & beautiful woodwork throughout. Generous principal rooms offer an 'almost' open concept living-dining-kitchen area. The Living Room features a propane fireplace & deep bay w/ window seat. Just off the Kitchen is a handy 3-pc bath/laundry & easy access to the back patio via the back mudroom. Also on the main floor is a true flex room which has served over the years as an office, TV room/den and main floor bedroom. Upstairs, the generous upper landing is a perfect spot for your office nook or comfy sitting area. There are 2 large Bedrooms, including the Primary w/ walk thru closet, and a pretty 4-pc family bath. Outdoor spaces are equally wonderful. A large fully fenced yard wraps around the house with a mix of fruit trees & flowering shrubs, and a patio area for the BBQ & outdoor entertaining. A large shed & paved driveway complete this tidy package. Recent improvements include insulation (ext walls & basement), complete interior repainting, granite countertops, all new appliances, new custom blinds, & more (ask for the "Recent Improvements List"). A short 3 block stroll brings you to the hustle & bustle of Mahone Bay's Main St & all the marvelous shops, services, galleries & cafes that make this charr aside town one of Nova Scotia's most beloved gems. see full details for this and other fine properties at:

www.OceanHomesNovaScotia.com







### **Listing Agents**

**Cindy Dial** C: 902-298-0332 E: cindy@reddoorrealty.ca

**Adam Dial** C: 902-298-0336 E: adam@reddoorrealty.ca

### **Property Highlights**

**Age ±:** c. 1900

**Lot Size:** 9,880 sq ft (.23 acres) Style: 2 Storey Century Home

Floor Space: 1900 sq ft

**Bedrooms: 2 Bathrooms: 2** 

Flooring: hardwood, softwood

**Heating:** oil-fired forced-hot air, electric

baseboards, propane fireplace

Water: municipal **Sewer:** municipal

**Parking:** paved driveway

Services: electricity, phone, cable,

high-speed internet

Features: patio, fully fenced yard, covered

verandah

Fireplace/s: propane fireplace Outbuildings: shed (12.4 x 10.3)

**Zoning:** Residential

#### Rooms

Living Room:  $13.6 \times 13.6 + 7.2 \times 4.1$ 

(Main)

Dining Room: 14.9 x 10.4 (Main) Kitchen: 13.7 x 11.4 (Main) Den/Office: 15 x 13.6 (Main)

Foyer/Hall: 15 x 10.6 less jog (Main) Laundry / Bath (3-pc): 7.11 x 5.7 (Main)

Mudroom: 5.6 x 5.3 (Main)

Master Bedroom: 13.4 x 12.11 (2nd) Walk-thru Closet: 9.2 x 4 (2nd) Bedroom: 15.1 x 13.4 (2nd)

Bath (4-pc):  $9.3 \times 5.11 + 6.2 \times 5.1$  (2nd) Landing Sitting Area: 11.8 x 10.5 less jog

(2nd)

#### **Directions**



TOWN OF MAHONE BAY: From Main Street, turn onto Pleasant Street and continue 125m then turn right onto School Street. Drive 1 block then turn left onto Maple. Civic #48 is the 2nd home on your right. Look for the Red Door Realty sign!