

## 28 Fairmont Street, Mahone Bay



### *The Golden Rule*

**\$212,500**

Don't forget the Golden Rule of real estate...Location, Location, Location! 28 Fairmont Street in Mahone Bay certainly meets that requirement! Perfectly situated just steps from Main Street and the many shops, restaurants and services of this vibrant seaside town.

On a quiet side street surrounded by well-maintained homes, this handsome house has great curb appeal and retains much of its original exterior character. The light filled interior is poised for rejuvenation, and the house is priced to accommodate a healthy renovation budget. The back and side yards provide great gardening potential and could be your outdoor oasis.

Of course, a key element of any 'Location' is community, and Mahone Bay is as friendly and welcoming a town as you'll find with fantastic schools, festivals, and year-round amenities. You're less than hour from the city by car but who needs to drive when you can walk to the pub, the post office and the grocery store in minutes.

Whether it's the ideal family home or a seasonal getaway you seek, rest assured, you've found the perfect 'Location' here on Fairmont!



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### Property Highlights

**Age ±:** c. 1890

**Lot Size:** 5,532 sq ft

**Style:** 2 Storey

**Floor Space:** 1764 sq ft

**Bedrooms:** 4

**Bathrooms:** 1

**Flooring:** softwood, linoleum

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

**Water:** municipal

**Sewer:** municipal

**Parking:** gravel driveway for 2 vehicles

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

**Zoning:** Residential

**Taxes:** \$2,466 (2019)

### Rooms

Living Room: 12.7 x 12.3 (Main)

Dining Room: 12.8 x 12.2 (Main)

Kitchen: 14.9 x 12.3 (Main)

Den/Office: 12.3 x 10.9 (Main)

Bath (4-pc): 7.8 x 5.5 (Main)

Back Entry / Mudroom: 5.9 x 5.3 (Main)

Bedroom: 12.3 x 12.8 (2nd)

Bedroom: 12.2 x 12.8 (2nd)

Bedroom: 12.3 x 12.3 (2nd)

Bedroom: 12.3 x 11.3 (2nd)

Closet: 7.6 x 6.1 (2nd)

### Listing Agents

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### Directions

Town of Mahone Bay: From Main Street, turn onto Fairmont Street. Civic #28 is the 2nd house on your right. Look for the Red Door Realty sign!