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!

Red DOOR REALTY

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. 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

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