

## 260 Main Street, Mahone Bay



MLS® 202009991

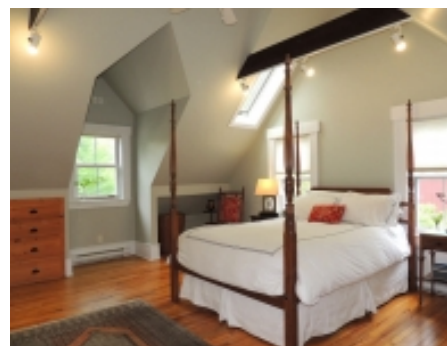
*Just Feels Good!*

**\$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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### Listing Agents

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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

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