

## 48 Maple Street, Mahone Bay



MLS® 202414577

### 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 charming seaside town one of Nova Scotia's most beloved gems.

see full details for this and other fine properties at:

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



### Listing Agents

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### 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 x 13.6 + 7.2 x 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 x 5.11 + 6.2 x 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!