

THE QUINLAN: 476 Main Street, Suite 208,

Mahone Bay



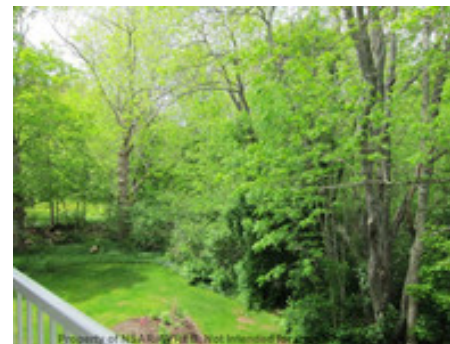
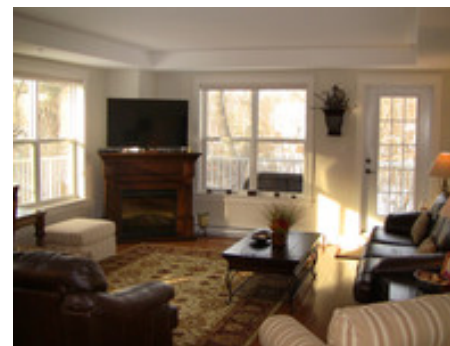
"Turn-Key" Condo in Mahone Bay

\$259,000

Convenient Condo-Living in the heart of pretty Mahone Bay. This charming seaside community, abundant with unique shops & services, is one of the true jewels of Nova Scotia. Enjoy a quality lifestyle on the beautiful South Shore, less than an hour from metro Halifax. "The Quinlan" is a 5 year old, 34-unit complex tucked peacefully away from Main Street on a 1.3 acre lot bordered by tall trees and the babbling Maggie-Maggie Brook. Solid concrete construction, security access, underground parking, elevator, designer lobby and multi-purpose/amenities room. An easy 2 minute stroll to the bustling downtown, famous for its one-of-a-kind shops, popular seasonal festivals, and picturesque harbour that is alive with boats in summer. Suite 208 is a spacious corner unit featuring a fabulous covered wrap-around balcony overlooking lawns and mature trees. The contemporary floor plan emphasizes light and space with quality finishes. 2 bedrooms/2 full baths (Master with walk-in and ensuite), a custom Kitchen just off the open Living & Dining room area. Lots of additional storage space, including a handy Laundry/Utility Room. Air-conditioned, 5 appliances, and to top it all off, Suite 208 is offered FULLY 'TURN-KEY', beautifully appointed with quality North Carolina furniture, wall art, accessories, appliances, electronics, and just about anything else you could wish for. Everything is in 'just like new' condition -- just pick up your keys and settle in! Enjoy comfortable worry-free living...the perfect seasonal retreat.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 2007

Lot Size: 1.3 Acres

Style: Condo Apartment

Floor Space: 1,198 sq ft

Bedrooms: 2

Bathrooms: 2

Flooring: carpet, engineered hardwood, ceramic tile

Heating: electric baseboards, heat pump
AC

Parking: secure, heated, inground,
parking garage

Features: covered wrap-around balcony,
elevator, wheel chair access, intercom,
electric fireplace, en-suite, HRV, storage
locker

Fireplace/s: electric

Zoning: residential/condo

Assessment: \$223,000 (2013)

Taxes: \$2,631 (2013)

Rooms

Living Room: 18'2" x 15'8" (Main)

Dining Room: 11' x 10'2" (Main)

Kitchen: 11' x 11'2" (Main)

Master Bedroom: 13'8" x 11'2" (Main)

Walk-in Closet: 7'7" x 5' (Main)

Master Ensuite: 9' x 5'9" (3-pc) (Main)

Bedroom: 12'5" x 9'10" (Main)

Bath: 8' x 5' (4-pc) (Main)

Foyer/Hall: 7'2" x 6'10" (Main)

Laundry: 7'7" x 7'2" (Main)

Directions

Main Street Mahone Bay, tucked behind
"Suttles & Seawinds". Look for "The
Quinlan" sign and driveway off Main Street.