

\$825,000 - 9114 3 Highway|997 Main St Mahone Bay, Maders Cove

MLS® #202503367

\$825,000

3 Bedroom, 2.00 Bathroom, 1,800 sqft
Single Family on 2.07 Acres

Maders Cove, Maders Cove, Nova Scotia

L&S #1282. Priced below tax assessed value!! The Complete Maritime Ensemble! Comprised of a classic "seacaptain" style home, studio, two story boathouse and 100 foot wharf together with more than 2 acres which includes direct oceanfront, a water lot and lush hillside pasture with sweeping ocean views. Steeped in history and brimming with character, this solid stalwart 1800 sq ft home features gracious foyers and well-proportioned rooms, virtually all with water views, rich wood floors & trim throughout and the original staircase. There are French doors between living and dining room, built in china cabinet in the breakfast room, modern kitchen, main floor laundry, three second floor bedrooms (all with ocean views) and 1 1/2 baths. Plus full basement, stairs to unfinished 3rd floor attic, deck off primary bedroom and a lovely wraparound veranda. Behind the home is a charming studio or childrens playhouse, insulated & wired, with a large deck overlooking the bay. The two story boathouse is insulated and wired, has a separate electrical service, composting toilet, electric heat, expansive decking and exterior stairs connecting to the lower level and wharf. Views from the hillside are magnificent - Renovate the existing house, live in or keep as a guest house and build your dream home high on the hillside for billion dollar views! Situated on the southern reaches of Mahone Bay with access



to some of the finest sailing waters on the Eastern Seaboard, this is truly a Sailors' Delight! ** Visit Realtor.ca for video tour ** Septic system installed June 2023. Glass in 28 window panes replaced Sept 2023. New oil tank Sept 29/23.*** Note - video was taken prior to construction of home adjacent to boathouse. (id:6289)

Built in 1926

Essential Information

Listing #	202503367
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,800
Acres	2.07
Year Built	1926
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9114 3 Highway 997 Main St Mahone Bay
Subdivision	Maders Cove
City	Maders Cove
Province	Nova Scotia
Postal Code	B0J2E0

Amenities

Amenities	Park, Playground, Shopping, Place of Worship, Beach
Parking	Paved Yard
View	Ocean view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Range - Electric, Dishwasher, Washer/Dryer Combo, Refrigerator, Central Vacuum
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Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood shingles
Exterior Features	Partially landscaped
Foundation	Stone

Listing Details

Listing Office	Land & Sea Real Estate Services Inc
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