

\$525,000 - 12 Macdonald Lane, Musquodoboit Harbour

MLS® #201912253

\$525,000

3 Bedroom, 2.00 Bathroom, 1,968 sqft

Residential on 2.12 Acres

35-A, Musquodoboit Harbour, NS

A HOUSE WITH A VIEW from almost all the rooms you have a first row view of the beautiful Musquodoboit Inlet and Harbour with southerly exposure and ever changing sunrises and sunsets. Just minutes away from Musquodoboit Harbour on a quiet side street off HWY 7. This modern 3 BR , 2 Bath bungalow sits on a beautifully landscaped 2.12 ac lot. The position of the house takes full advantage of the passive solar energy and together with HRV and heated concrete pad guarantees such efficient heating, that the owners never have to turn on the in floor heat in the bathrooms. The open concept kitchen-dining-living-room has a two sided propane fireplace in the centre and floor to ceiling windows that make for an airy and bright atmosphere. The master bedroom with en-suite bath and large walk through closet are at the end of the hallway, 2 more bedrooms on each side of it and a bathroom to share. The attached double garage has a full loft that is presently being used as storage but could maybe turned into some kind of living space. The driveway in front of the garage is paved. There is a small breezeway between garage and living area that is used as entry in the front and storage/laundry at the back. If the almost 2000 sqft of living space is not enough for you, enjoy the 2 level Bunkie that is presently used as a studio and would make a beautiful and romantic place for guests. A boat ramp and the Pier de Norte aluminum dock with wooden decking allow for easy



access to the water. The harbour is perfect for canoeing and kayaking. You can either paddle to the right where the Musquodoboit River flows into the ocean and makes for an interesting and spectacular scenery or you can paddle all the way to Martinique Beach, one of Nova Scotias' most beautiful and longest sand beach. All of that just 40 min from Halifax and international airport. Come and see for yourself !

Built in 2004

Essential Information

MLS® #	201912253
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,968
Acres	2.12
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed

Community Information

Address	12 Macdonald Lane
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Musquodoboit Harbour
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel, Paved
# of Garages	2
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Harbour, Ocean Front, Access: Bay, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Heating	Forced Air, Heat Pump
Cooling	Ducted Cooling
Basement	None

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Zoning	MU
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Listing Details

Listing Office	Enter Realty Limited
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