

# \$575,000 - 16 Orchard Street, Mahone Bay

MLS® #202207003

## \$575,000

1 Bedroom, 2.00 Bathroom, 2,440 sqft  
Residential

B2, Mahone Bay, NS

Most recently operated as a thriving restaurant in the heart of Mahone Bay, the possibilities with this historic property are endless. Sitting on a double lot, the beauty of this home begins outside, nestled amongst large mature trees and established gardens. Walking through the main entrance youâ€™re greeted by a large sitting room with a large fireplace mantel and bookshelf lined walls. Continuing through, the two large dining rooms are full of character with beautiful moldings and rounded doors. The large commercial kitchen creates ample opportunity for the kitchen of your dreams. Two small bathrooms near the entrance could be transformed into one large room. Tucked away upstairs (perfect to rent for extra income added living space) youâ€™ll find a spacious apartment with gorgeous softwood plank floors, complete with a full bath, and large dormer windows that let the natural light flow through and kitchenette- All within the walls of one of Mahone Bayâ€™s oldest buildings. Located less than an hour from Halifax



Built in 1754

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202207003 |
| Price      | \$575,000 |
| Bedrooms   | 1         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |

|                |                         |
|----------------|-------------------------|
| Half Baths     | 2                       |
| Square Footage | 2,440                   |
| Year Built     | 1754                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | December 21st, 2022     |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 16 Orchard Street    |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | B2                   |
| City         | Mahone Bay           |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0J 2E0              |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Gravel, Multiple Driveways                             |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | High Speed Internet                 |
| Heating           | Baseboard, Stove                    |
| # of Stories      | 1                                   |
| Stories           | 1 3/4 Storey                        |
| Has Basement      | Yes                                 |
| Basement          | Partially Finished, Walk-Out Access |

### Exterior

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Landscaped |
| Roof            | Asphalt                                |
| Construction    | Wood Siding                            |
| Foundation      | Stone                                  |

### Additional Information

|        |      |
|--------|------|
| Zoning | Comm |
|--------|------|

### Listing Details

Listing Office

Royal LePage Atlantic

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Listing information last updated on November 4th, 2025 at 3:47am AST