

\$799,900 - 23 Pleasant Street, Mahone Bay

MLS® #202222170

\$799,900

3 Bedroom, 2.50 Bathroom, 3,082 sqft

Residential on 0.19 Acres

B2, Mahone Bay, NS

Welcome to 23 Pleasant St, a 3 Level unique home set in the heart of Mahone bay. Just a short walk from all the town has to offer, be it the quaint shops, cafes and restaurants or the beautiful waterfront and incredible local architecture. This home fits in perfectly, and with over 3,000 sq ft of living space is the ideal home for any family. Park in the double driveway and enter via the covered verandah. Imagine yourself here enjoying your morning coffee or evening cocktails come rain or shine. The Foyer is grand and leads through to a Sitting Rm (currently used as the office the home is approved to be a store front) and Living Rm divided by the original pocket doors. The Dining Rm is large and located adjacent to the large kitchen with its abundance of cabinets and counter space, further enhanced by its center island and Pantry. The main level is completed by a 2 Piece Bath and Sunroom. The character of the original baseboards, doors and trim should not be overlooked, much alike the ceiling height and the curved wall finishes, a quality that is lacking in new construction today. The second level is accessed via both a main and secondary set of stairs. The Primary Bedroom is large, as are the additional 2 bedrooms, and the landing is sufficiently sized for a small office or reading area. There are 2 bathrooms on this level, one features a claw foot tub and the other houses the home's Laundry, there is even a private balcony at the rear of the property. The 3rd level offers a multitude of uses and is currently



used as a craft workshop.. The Basement is dry, perfect for storage and is home to a workbench and the home's utilities. The property enjoys the benefit of improved insulation and a newer ductless heat pump which affords the home efficient heat and cooling year around. The large level Lot provides an ample play area for kids or the perfect canvas for any gardener and the 2 sheds provide storage for toys and gardening equipment alike.

Built in 1886

Essential Information

MLS® #	202222170
Price	\$799,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,082
Acres	0.19
Year Built	1886
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 2nd, 2022

Community Information

Address	23 Pleasant 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 Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Refrigerator
Heating	Furnace, Ductless
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Bayview Community School
Middle	Bayview Community School
High	Park View Education Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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