

\$499,000 - 9581 Highway 3, Maders Cove

MLS® #202225100

\$499,000

3 Bedroom, 1.50 Bathroom, 1,504 sqft

Residential on 10.40 Acres

B3, Maders Cove, NS

Peaceful and private, 9581 Highway 3 is your own little piece of paradise tucked away on 10.4 acres just minutes from picturesque Mahone Bay and Lunenburg - one of Nova Scotia's UNESCO World Heritage Sites! This turnkey three bedroom, two bath house has been meticulously maintained by its owners. Park your car in your own covered brick driveway and enter a spacious foyer with main floor laundry. The next room opens up into vaulted ceilings with an open plan and oak hardwood floors. This space is perfect for large gatherings! The long hallway connects a 4PC bath with a double sink that also connects separately into the primary bedroom. Two other bedrooms complete the main floor. Then we have the basement! Where to begin? This huge partially developed space is bone dry and includes a 3PC bathroom, HRV and HVAC systems, 200 AMP electrical, a huge workshop area, and heaps of potential for development with separate rooms as well as a walkout to the main driveway. Lets not forget the back deck, however, with a beautiful view of your huge private lawn and garden (perfect for a small wedding!) that culminates in a trail down into the acreage. Properties like this and in this location do not come on the market often. Don't miss your opportunity to own part of South Shore, Nova Scotia. Lot 5 Highway 3 on the main road (see attached survey) is also for sale and can be bought together with this property at additional cost. An ocean view is still evident. Look at some of



the older attached photos to see what could be yours again with the skills of an arborist! 3D and video tour below. Book your showing today!

Built in 1992

Essential Information

MLS® #	202225100
Price	\$499,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,504
Acres	10.40
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 16th, 2023

Community Information

Address	9581 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Maders Cove
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Carport, Brick, Gravel, Interlocking, Parking Spaces(s)
View	Ocean

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum, Cooktop, Electric Cooktop, Glass Cooktop, Oven, Electric Oven, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	R-H
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Listing Details

Listing Office	Exit Realty Metro
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