

\$875,000 - 9314 Highway 3, Maders Cove

MLS® #202302205

\$875,000

2 Bedroom, 2.00 Bathroom, 1,895 sqft

Residential on 0.61 Acres

B3, Maders Cove, NS

OASIS BY THE SEA -- A stylish contemporary home designed for gracious seaside living. The bright & airy interior includes a sleek kitchen/dining/family room with vaulted & beamed ceiling and floor-to-ceiling windows that frame picturesque Maders Cove. The stunning Living Room has 13' cathedral ceiling, skylights, a built-in bookshelf/entertainment centre, and an oversized wood-burning fireplace. This is an outstanding home for entertaining...inside & out!...with a sprawling wrap-around deck that doubles the size of your summertime entertainment venue. The private Primary Bedroom suite at the back of the house features an office/dressing room, walk-in closet and 3-pc ensuite, plus double French door walk-out to the garden. A 2nd bedroom, luxurious main bath w/ soaker tub & separate walk-in shower, and handy main floor laundry complete the main house. Overnight guests? No problem--they can stroll across the courtyard to the spacious guesthouse over the double garage with kitchenette, full bath, and its own wonderful views of the water. When not gathering with family & friends, you'll enjoy the private setting of your seaside oasis which sits poised above the road and nestled into its gentle hillside setting. Every inch of the property has been meticulously landscaped with an impressive cut granite terraced garden as the focal point and an upper lawn w/ fire-pit sitting area overlooking the property & Maders Cove below. The property also features a 40 ft



wharf w/ floating docks and deep water protected anchorage. There have been extensive system upgrades in recent years -- for starters, you'll enjoy energy efficiency & year-round comfort w/ a ducted heat pump for economical heating & cooling, plus solar power to recoup much of your energy costs. A sought-after oceanfront location along the popular stretch of coastline between Mahone Bay and Lunenburg, just an hour from HRM.

NOTE: This property is in a location that is NOT subject to the ban on foreign Buyers

Essential Information

MLS® #	202302205
Price	\$875,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,895
Acres	0.61
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	March 29th, 2023

Community Information

Address	9314 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	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking Spaces	2
Parking	Detached, Double, Carport, Heated Garage, Wired, Gravel
# of Garages	2
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Across Road, Waterfront, Ocean Front, Access: Bay, Access: Boat, Ocean Access

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Water Softener
Heating	Baseboard, Fireplace(s), Furnace, Heat Pump, Ductless
Cooling	Ducted Cooling, Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

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	Red Door Realty(20036)
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