

\$1,185,000 - 8473 Highway 3, Mahone Bay

MLS® #202322299

\$1,185,000

4 Bedroom, 2.50 Bathroom, 2,800 sqft

Residential on 3.41 Acres

B3, Mahone Bay, NS

A timeless treasure! Nestled atop the highest point of land in Oakland, this gem overlooks one of Canada's top ten small towns, the enchanting town of Mahone Bay. This 3.41 acre property with a captivating 100-yr-old+ Cape Cod beckons you with enduring charm and a thoughtful modern touch. Impeccably renovated with quality materials, this home is a testament to the craftsmanship and mindful design which has transformed it into a sanctuary of comfort and sophistication. As you enter, a sense of history and warmth envelops you, making it the perfect family & entertainment home. Generously sized living spaces seamlessly blend classic character and modern convenience. In the living room the heartwarming glow of the Bis Tradition airtight fireplace provides a true focal point for cozy gatherings during chilly evenings and also acts as an alternate heat source. The main floor family room provides an inviting escape to relax or watch movies. The kitchen is a culinary dream, complete with stainless steel appliances, stone counter tops and finishes that will make cooking and entertaining a delight. An abundance of natural light pouring in through numerous windows offers the perfect spot to enjoy your morning coffee, while looking at a visual masterpiece that changes with the seasons. Upstairs 4 spacious bedrms & a loft area ensure there's ample space for family & guests. The primary bedrm features vaulted ceilings and a spa-like ensuite providing a peaceful escape after a long



day. This level also has a lovely main bathroom, while a half bath is conveniently located on the main level. The real magic of this property unfolds outdoors, where the views are breathtaking! Gaze out upon the shimmering bay, the charming town featuring the iconic three churches, or out the harbour and you'll be reminded daily of the extraordinary location you call home and a lifestyle of pure joy. Don't miss the opportunity to own a piece of history, renovated to perfection and waiting for its next chapter.

Built in 1922

Essential Information

MLS® #	202322299
Price	\$1,185,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,800
Acres	3.41
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	May 8th, 2024

Community Information

Address	8473 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Mahone Bay
County	Lunenburg
Province	NS

Postal Code	B0J 2E0
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Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel, Parking Spaces(s)
View	Bay, Harbour

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Fiberglass
Construction	Shingle Siding
Foundation	Stone

School Information

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

Additional Information

Zoning	General
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Listing Details

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