

\$369,900 - 9459 Highway 3, Maders Cove

MLS® #202401594

\$369,900

4 Bedroom, Bathroom,
Residential Income on 0.24 Acres

B3, Maders Cove, NS

Originally a school house then later a tea room until converted to a home late 1900's. The house recently went through a major renovation which included a back to the studs renovation on the second floor, plus the addition of new insulation, two new electrical services, new plumbing, new wiring, new light fixtures, new flooring, new drywall and paint, custom kitchen, new bathroom, new windows, new doors, two new outside entrances and more. The upstairs is currently owner occupied but would rent for 2000/month plus utilities. The current rent amounts would support the asking price at a 7% cap rate. Would also make an excellent owner occupied rental ideal for a single,couple or family starting out. Rare opportunity to purchase real estate under 400k in the Mahone Bay/Maders Cove area. Complimented with parking for 4-5 cars would make an ideal location for Airbnb which would further increase the revenue potential. Enjoy low taxes but very close to Mahone Bay and only 6-8 min from Lunenburg. Recent other upgrades include pressure tank, two new hot water heaters, water treatment system and more.



Essential Information

MLS® #	202401594
Price	\$369,900
Bedrooms	4

Acres	0.24
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	April 30th, 2024

Community Information

Address	9459 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	Electricity Connected
Parking	Parking Spaces(s), Paved

Interior

Interior Features	Secondary Suite
Appliances	Oven, Stove, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	Rural High
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Listing Details

Listing Office	Royal LePage Atlantic (Mahone Bay)
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