

# \$599,900 - 25 Ringer Road, Maders Cove

MLS® #202416690

**\$599,900**

2 Bedroom, 1.00 Bathroom, 710 sqft

Residential on 0.96 Acres

B3, Maders Cove, NS

Imagine yourself in this serene setting: it's a summer evening, and you are sitting on the beach, feeling the sand between your toes. Your family is having fun while others are grilling hotdogs over a fire. As you sip your drink, you watch the sky change colors and marvel at the Mahone Bay skyline. Sounds like a dream. But not anymore when you own 25 Ringer Rd. There are many beautiful properties in Maders Cove, but this one is truly extraordinary and rare. It features a private beach on nearly an acre of land, complete with a private road. Half of the land is flat and suitable for many outdoor activities, while the top half is a gently sloping incline. This area was once an orchard with many apple trees remaining, and it has the potential to offer a beautiful panoramic view of Mahone Bay. While Mahone Bay is already a paradise, this property is like a paradise within a paradise. The entire area is adorned with a mature garden, and although there are neighbors, they are quite distant. The location is secluded and incredibly peaceful. The sandy beach is perfect for picnics and various activities, allowing you to walk barefoot and feel truly connected to nature. The property also has zoning for a second house, giving you the option to build another building if you desire. In addition to its magnificent location and million-dollar view, this property is being sold with a cottage, boats, outboard motor, BBQ, most household furnishings, kitchenware, landscaping tools, and other items. It's already



a ready-made getaway. The cottage features 2 bedrooms, 1 bathroom, a kitchen, a dining room, and a living room with a window, allowing you to be captivated by the horizon. Private beaches for sale on the South Shore are not always easy to find, so you should not let this opportunity slip away. It's not only a place to escape, but an investment for the future. You can build a property anywhere, but you cannot replicate a natural beach with a million-dollar view like 25 Ringer Rd

### Essential Information

MLS® #	202416690
Price	\$599,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.96
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	September 13th, 2024

### Community Information

Address	25 Ringer Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Maders Cove
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected, Other
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Parking	No Garage, Gravel, Parking Spaces(s)
View	Harbour
Is Waterfront	Yes
Waterfront	Waterfront, Harbour, Access: Bay, Access: Harbour

### **Interior**

Interior Features	See Remarks
Appliances	Stove, Refrigerator
Heating	Space Heater, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

### **Exterior**

Exterior Features	Balcony, Barbecue
Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier

### **Additional Information**

Zoning	TR
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Mahone Bay)
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