



# Mahone Bay

B&B between the churches

Overlooking the sparkling waters of the Bay and nestled between the famous churches, this beautifully restored cape is postcard perfect. A charming residence as well as a bed & breakfast, features include rich wood floors & wainscotting, the original fireplace, pretty gothic dormers with churchlike windows and four well appointed bedrooms with ensuite baths. The outbuildings include a renovated studio with sleeping loft and a cavernous barn that would inspire any woodworker, sculptor or artist. Set back from the road, Fisherman's Daughter offers a peaceful, parklike setting and a lovely water view — all within walking distance of shops, dining and the market.

**\$539,000 #847**



Price: \$539,000  
 Address: 97 Edgewater Street  
 Mahone Bay, Lunenburg County  
 MLS/PID: 60590320  
 Land Size: 21,529 sq ft  
 Building Size: 32' x 24' + 15'5 x 14'  
 Living Area: 1900 sq ft  
 Age: 168 years  
 Style: Cape  
 Exterior: Wood shingles  
 Basement: Undeveloped  
 Driveway: Paved  
 Outbuilding: Yes, barn  
 Water & Sewer: Municipal services  
 Heat: Forced air, oil & wood; electric  
 Hot Water: Oil fired (2 tanks)  
 Electrical Service: 100 amp  
 Fireplace: Yes  
 Assessment (2010): \$366,800  
 Estimated Taxes: \$4,330

**Room Sizes:**  
 Front Entry 5'9 x 4'  
 Foyer 6'2 x 12'7  
 Parlour 12'9 x 12'9  
 Dining Room 13'3 x 16'3  
 Kitchen 10' x 9'4  
 Office or Storage 5' x 9'5  
 Back Entry 3'6 x 9'3  
 Captain's Quarters 12'9 x 12'9  
 Ensuite (4 pc) 9'4 x 10'5  
 Upper Foyer 6'3 x 13'5  
 Gull's Nest 12'9 x 12'9  
 Ensuite (4 pc) 8'5 x 9'10  
 McNab's Garden 12'9 x 13'  
 Ensuite (3 pc) 7'5 x 7'4  
 The Back Room 13'4 x 15' + 6'7 x 3'  
 Ensuite Bath (3 pc) 4'9 x 9'10  
 Laundry 6'8 x 5'10

Other: New furnace in January 2007. Propane fuel tank is leased. Name, business & most chattels included (list to be confirmed at time of offer). HST applies.

The Outbuildings: The smaller barn (14'x18') offers an open sitting area with a half bath and a full second level, currently set up as a sleeping loft. The larger barn (24'x20' + 10'x12') would make a fabulous workshop or studio for a sculptor, painter or antique buff.



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