



# Mader's Cove

oceanfront contemporary

Contemporary & stylish 1900 square foot home featuring wonderful ocean views, easterly exposure and oceanfrontage. Key elements include just renovated kitchen with new flooring, cabinets, lighting & solid surface countertops, two new bathrooms, two fireplaces, double height living room, vaulted ceiling with skylights and expansive decks which provide front row seats to the sailing activity in the Bay. The grounds are beautifully terraced & landscaped offering a variety of trees, shrubs, sitting areas, walkways and garden beds.

Directly opposite on the waterfront are rebuilt stairs to the beach and the beginnings of a wharf.

\$422,000 #916



Price: \$422,000  
 Address: 9314 No 3  
 Mader's Cove, Lunenburg County  
 PID: 60174844 & 60415965  
 Land Size: 0.4 acres  
 Oceanfrontage: Yes  
 Building Size: 26'x52'+20'x20'+18'6x9'6  
 Living Area: 1930 sq ft  
 Age: Rebuilt in 1990  
 Style: Contemporary  
 Exterior: Wood shingles  
 Basement: Concrete, walkout  
 Driveway: Gravel  
 Garage: Attached carport  
 Outbuilding: Garden shed  
 Water: Drilled well  
 Sewer: Septic  
 Heat: Forced air, oil & electric  
 Hot Water: Oil fired  
 Electrical Service: 100 amp  
 Fireplace: Yes, two  
 Assessment (2009): \$417,500  
 Estimated Taxes: \$3,800

**Room Sizes:**  
 Living Room 19'7 x 20'  
 Dining Area 12' x 19'  
 Kitchen 12'6 x 19'  
 Den 12' x 13'7  
 Master Bedroom 13' x 11'6  
     Walk-in Closet 6' x 4'6  
     Ensuite Bath (3 piece) 6' x 7'7  
 Office 7'2 x 9'6  
 Foyer 7' x 11'5  
 Bedroom 12' x 9'5  
 Bathroom (4 piece) 12'8 x 10'3  
 Laundry 4'9 x 5'  
 Loft 12' x 12'



Other: Recent renovations include new kitchen cabinets & flooring, addition of a main floor laundry room, a walk-in closet & ensuite bath in master bedroom, completely new main bath and an office addition. Stove with convection oven & dishwasher (both 2006), microwave (2008), double door fridge (2009) and window coverings are included. Roof reshingled in 2004 (back) & 2007 (front). Electric subpanel & electric heat (2 bedrooms & living room) added in 2005. Hot water tank (new 2007) is leased (at ±\$17 per mth).

*Directions: Through Mahone Bay to Mader's Cove. On the right.*

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