



# Mahone Bay

an absolute treasure

Classic cape built in 1864. Beautifully restored with a fine eye for detail, key elements include gracious twin parlours, the original keeping room with built-in hutch & fireplace irons intact, adjacent birthing rooms, front & back stairs and a fabulous second floor sitting room encircled by four bedrooms. The ell accommodates the kitchen complete with 6 over 6 windows, reproduction cabinets & light fixtures and, on the second floor, a sumptuous bathroom.

Well set back with lovely gardens, detached workshop, pretty garden shed and a forested area behind, this is indeed a Mahone Bay treasure.

\$449,450 #937



Price: \$449,450  
 Address: 433 Main Street  
 Mahone Bay, Nova Scotia  
 MLS/PID: 60376597 & 60638780  
 Land Size: 1.2 acres  
 Building Size: 38' x 32' + 14' x 18'  
 Living Area: ±2800 sq ft  
 Age: 146 years  
 Style: Cape cod  
 Exterior: Wood clapboard  
 Foundation: Rock & stone  
 Driveway: Shared, ample parking  
 Outbuildings: Yes, two  
 Water & Sewer: Town services  
 Heat: Hot water baseboard, oil; wood  
 Hot Water: Oil fired  
 Electrical Service: 100 amp  
 Fireplace: Yes, woodstove insert

Room Sizes:  
 Foyer 6'2 x 8'2  
 Parlour (east) 15' x 16'4  
 Parlour (west) 15'3 x 16'3  
 Keeping Room 18' x 13'7  
 Kitchen 13' x 18'  
 Den or Office (east) 10' x 13'7  
 Sitting Room (west) 9' x 13'8  
 Main Floor Bath (3 piece) 7'5 x 7'  
 Upper Foyer 10' x 13'4  
 Bedrooms 13'7 x 11'9 + 7' x 4'10  
 13' x 12'7  
 9'7 x 13'2  
 15' x 7'  
 Bathroom (4 piece) 17' x 13'  
 Side Verandah 13' x 6'



Other: Included are Jotul woodstove, fireplace accessories, window coverings, kitchen stove, fridge & dishwasher, washer & dryer, reproduction corner cupboard in kitchen, built in hutches and most reproduction wood shelves throughout house (a few personal items excluded). House exterior painted in 2009, most windows on first floor of main cape replaced with Norwood 6 over 6 thermopane windows in 2008, furnace chimney completely rebuilt in 2008. Workshop (16'x24') and garden shed (10'x6') built since 2005.

IMPORTANT: THIS INFORMATION IS BELIEVED TO BE CORRECT BUT SHOULD NOT BE RELIED UPON BY THE PURCHASER WITHOUT PERSONAL VERIFICATION. LAND & SEA REAL ESTATE INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

Presented by:

Sheila Sinnott  
 Broker, B.Sc., M.B.A.

Tel: 624.1991 or  
 1.888.624.1991

Cell: (902)541.0060  
 Fax: (902)624.0205  
 Email: sinnott@1novascotia.com  
 575 Main Street, P.O. Box 236,  
 Mahone Bay, Nova Scotia, B0J 2E0

LAND  
 & SEA  
 REAL ESTATE SERVICES INC.

www.1novascotia.com