



LAND & SEA
Real Estate Services Inc.

Mader's Cove

oceanviews & acreage

Offering oceanviews overlooking Westhavers Beach and the islands of Mahone Bay, this sunfilled custom built home is nicely elevated amidst 6.8 private acres. Features include open living, dining and kitchen areas, a wonderful sunroom, skylit upper foyer, four bedrooms and expansive covered upper decks spanning the front and back of the house. Two happy dogs and a 13 year old cat curled up in the best seat in the house attest to the peaceful country setting. A private drive lined with slender birches, attached garage plus carport and lovely grounds complete the picture.

Minutes from the amenities of Mahone Bay and an easy bike ride to the Yacht Club on Hermans Island.

\$299,000 #940



Price: \$299,000
 Address: 36 Whitetail Lane
 Mader's Cove, Lunenburg County
 MLS/PID: 60176369
 Land Size: 6.8 acres
 Building Size: 37' x 37' + 31' x 11'
 Living Area: 2600 sq ft
 Age: 18 years
 Style: Two storey
 Exterior: Wood
 Basement: Full, concrete
 Driveway: Gravel, circular
 Garage: Yes, attached plus carport
 Water: Dug well
 Sewer: Septic
 Heat: Electric & propane
 Hot Water: Electric
 Electrical Service: 200 amp
 Fireplace: Yes, propane

Room Sizes:
 Foyer 9' x 5'
 Living Room 14'10 x 19'
 Dining Room 12'8 x 16'
 Kitchen 8'6 x 19'
 Sunroom 10' x 30'
 Bathroom (2 piece) 4' x 6'
 Upper Foyer 6' x 17'
 Master Bedroom 24' x 14'6
 Bedrooms 14'9 x 19'8
 15'3 x 11'7
 15'3 x 11'9
 Bathroom (4 piece) 10'8 x 9'3

Other: Wall oven, countertop stove, dishwasher, fridge, central vac system and propane fireplace are included. Propane tank is leased. Attached garage is 11'x37'. Upper decks are 37 feet in width; back upper deck is partially screened. Privately maintained road.

Directions: Mahone Bay towards Westhavers Beach. Turn right at Whitetail Lane.



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.

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