

# 48 Pond Street, Mahone Bay



MLS® 202323195

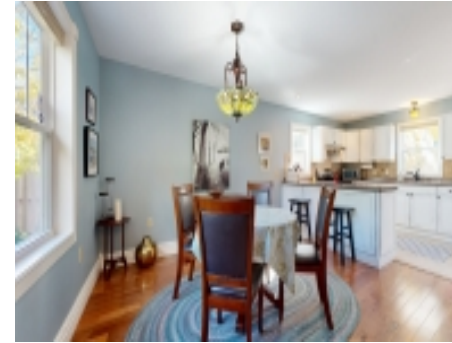
## A Rare Find!

**\$555,000**

Houses like this are a rarity in Mahone Bay, but this lovely home in no misfit. The aesthetics of this fully modern R-2000 Certified home are very much in keeping with the charming character homes that make this historic seaside community such a popular and sought-after place to live. The Cape Cod styling with 2 pretty dormer windows projecting from the roof would make you think the home has been here for a century or more, but when you get closer you'll see that the cedar shake exterior is really an innovative siding product that combines traditional look with contemporary convenience and ease of maintenance. On the inside, a semi-open plan creates a flow suitable for modern living, with main level laundry and half bath adding convenience. Two generous Bedrooms and a beautiful 4-piece bath are found on the upper level, and the high & dry partially finished basement provides additional living and storage space. The home is energy efficient with ducted heat pump for year-round comfort, and R-2000 standards for insulation, air tightness and indoor air quality assurance. The almost 1/4 acre lot is beautifully landscaped with mature trees, shrubs and gardens, and the home is nicely hidden from sight, on a quiet street, elevated and set back from the road. You and your canine will love that the back yard is fully fenced. And from your back deck, just off the kitchen and living area, you look over the back yard with a stunning backdrop of towering pines giving you a sense of being out in the country, yet you're a mere 3 blocks from Mahone Bay's busy main street. That's right!...all of the downtown shops, restaurants, galleries, post office, groceries and more are a 2 minute stroll from your hidden oasis. Truly a Rare Find!



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## Property Highlights

**Age ±:** 16  
**Lot Size:** 9,732 sq ft  
**Style:** 2-Storey Cape Cod  
**Floor Space:** 1540 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 1.5  
**Flooring:** hardwood, ceramic tile, laminate  
**Heating:** ducted heatpump  
**Water:** municipal  
**Sewer:** municipal  
**Parking:** paved driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** ducted air-conditioning, decks, fenced back yard,  
**Outbuildings:** garden shed (10.3 x 1.3)  
**Zoning:** Residential  
**Taxes:** \$4492 (2023)

## Rooms

Living Room: 13.4 x 11.11 (Main)  
Kitchen: 12 x 10 (Main)  
Dining Room: 12 x 12 (Main)  
Powder Room (2-pc) / Laundry: 8.3 x 8 - jog (Main)  
Back Foyer: 7.10 x 7.9 (Main)  
Master Bedroom: 18.5 x 11.11 + 4 x 3.6 (2nd)  
Bedroom: 11.11 x 9 + 4 x 3.6 (2nd)  
Bath (4-pc): 11.3 x 6.10 +/- jogs (2nd)  
Upper Landing: 7.8 x 4 + jog (2nd)  
Rec Room: 20.7 x 11.2 - jog (Lower)  
Utility/Storage: 20.8 x 11.5 + jog (Lower)

## Directions

TOWN OF MAHONE BAY: From Main

## Listing Agents

**Cindy Dial** C: 902-298-0332  
E: cindy@reddoorrealty.ca

**Adam Dial** C: 902-298-0336  
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Street, turn onto Clairmont Street at the PharmaSave, drive one block and turn left onto Pond Street. Drive past Jubilee Park & Pond and watch for the driveway for civic #48 on your right. Look for the Red Door Realty sign!