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MLS Client View - RESIDENTIAL

MLS #	202413381	Number of Bedrooms	2
PID #	60233806	Primary On Main Floor?	Yes
Additional PID?		Full Baths	2
Total Lot Size SqFt	15000.00	Half Baths	0
Type	Single Family	Building Age	24
Listing Status	ACTIVE	Year Built Unknown	Yes
Listing Price	\$748,000	Total Fin SqFt (TLA)	2,158
Selling Price		Square Footage (MLA)	1,079
Address	54 Narrows Basin Road Martins River NS B0J 2E0	Building Dimensions	38.4 x 24.2 + 16.10 x 9.1
Style	Detached	Lot Size	
		Garage	No
		Waterfront	Yes

Directions to Property

From Hwy-103: Take Exit 10 (Mahone Bay) and continue on Hwy-3 East toward Martins River. Drive 3.3 km then right onto Station Rd. Drive 800m and veer left onto Long Cove Rd. Drive another 450m then veer right onto Narrows Basin Rd, continue 300m to civic #60 on your

Closing Date

General Property Information:

Water Frontage Meas	112.00	Elementary School	Bayview Community School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Units	Feet	Middle/Jr School	Bayview Community School	Living Room	Main Floor	w/ Kit & DR: 32x15.6
Inclusions	fridge, stove, dishwasher, washer /dryer combo, basement fridge,	High School	Park View Education Centre	Primary Bedroom	Main Floor	+ 13.3x11
Condo Info		Fr Imm Elementary School		OTHER	Main Floor	13.4 x 9.4
		Fr Imm Middle/Jr School		Bath 1	Main Floor	walk-in closet: 4.4 x 3.9
		Fr Imm High School		Foyer	Main Floor	10.1 x 8.2
		Other	South Shore Waldorf	Family Room	Lower Level	6.11 x4.6
		Garage Details		Bedroom	Lower Level	19.5 x 14.10
		Parking Details	gravel driveway	OTHER	Lower Level	10.9 x 10.4
		Rental Income		Bath 2	Lower Level	Flex Room: 10.9 x 8.8 less jog
		Mobile/Mini Info		Utility	Lower Level	8.9 x 6.7
				Foyer	Lower Level	11.2 x 8
						6 x 6

Property Overview

Welcome to Narrows Basin, a tranquil oceanfront community just outside of Mahone Bay. This delightful home sits nestled on a small elevated knoll w/ tall pines & enjoys a perfect S-W exposure to enjoy brilliant sun through the day, & gorgeous sunsets over the water in the evening. The well-maintained home was converted in 2000 from a modest cottage to a year-round home w/ a large addition & fully finished basement offering more than 2100 sf of living space over the 2 levels. The open concept main living area features hardwood floors, cathedral ceiling & pretty water views. The spacious kitchen w/ massive island is sure to please the family Chef and the generous Living/Dining area extends through 2 patio door walkouts to a multi-level deck, with steps that lead you down to the wharf. The picturesque basin itself provides a protected deep-water anchorage with easy access to the amazing boating waters & many islands of beautiful Mahone Bay. Also on the main level is the Primary Bedroom, main bath & laundry. The lower level is fully finished w/ a large Family Room, another Bedroom plus flex room, a 2nd full bathroom, a handy office/utility space, and a walkout to the parking area. The home enjoys efficient heating & cooling w/ mini-split heat pump upstairs and a cozy propane stove in the lower-level Family Room. Low maintenance features of the property like its natural landscaping and the home's metal roof ensure years of worry-free property upkeep, leaving your days of summer free to play on the water. If you want a day off from your ocean adventures, there's also great walking & biking at hand with easy access to the Rails-to-Trails network. It's a comfortable & scenic pedal into Mahone Bay, where you can do some shopping at the many interesting & unique shops & galleries, or grab a bite at the myriad

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Features

BUILDING STYLE	Contemporary, Cottage/Camp	DRIVEWAY/PARKING STRUCTURES	Gravel Deck, Dock, Shed, Wharf
PROPERTY SIZE	Under 0.5 Acres	FEATURES	HRV (Heat Rcvry Ventln), Gas Stove(s), Propane Fireplace
BASEMENT	Full, Fully Developed, Walkout	APPLIANCES INCLUDED	Stove, Dishwasher, Washer/Dryer Combo, Freezer - Chest, Refrigerator, Water Softener
FOUNDATION	Poured Concrete	RENTAL EQUIPMENT	PRPTK
EXTERIOR FINISH	Wood Siding	WATER FRONTAGE	Bay, Ocean
ROOF	Metal	WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
FLOORING	Carpet, Ceramic, Hardwood, Laminate, Tile	LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
HEATING/COOLING TYPE	Baseboard, Heat Pump -Ductless, Stove, Ductless Cooling		
FUEL TYPE	Electric, Propane		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cynthia Dial



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Red Door Realty(Lunenburg)



Listing Office [Red Door Realty\(Lunenburg\)](#)

MLS # [202413381](#)
List Price \$748,000
Status: ACT
Class: RE

Address 54 Narrows Basin Road
Community MARTINSR
Province NS
Postal Code B0J 2E0

Listing Office:
[Red Door Realty\(Lunenburg\)](#)



Data provided by the Nova Scotia Association of REALTORS®.

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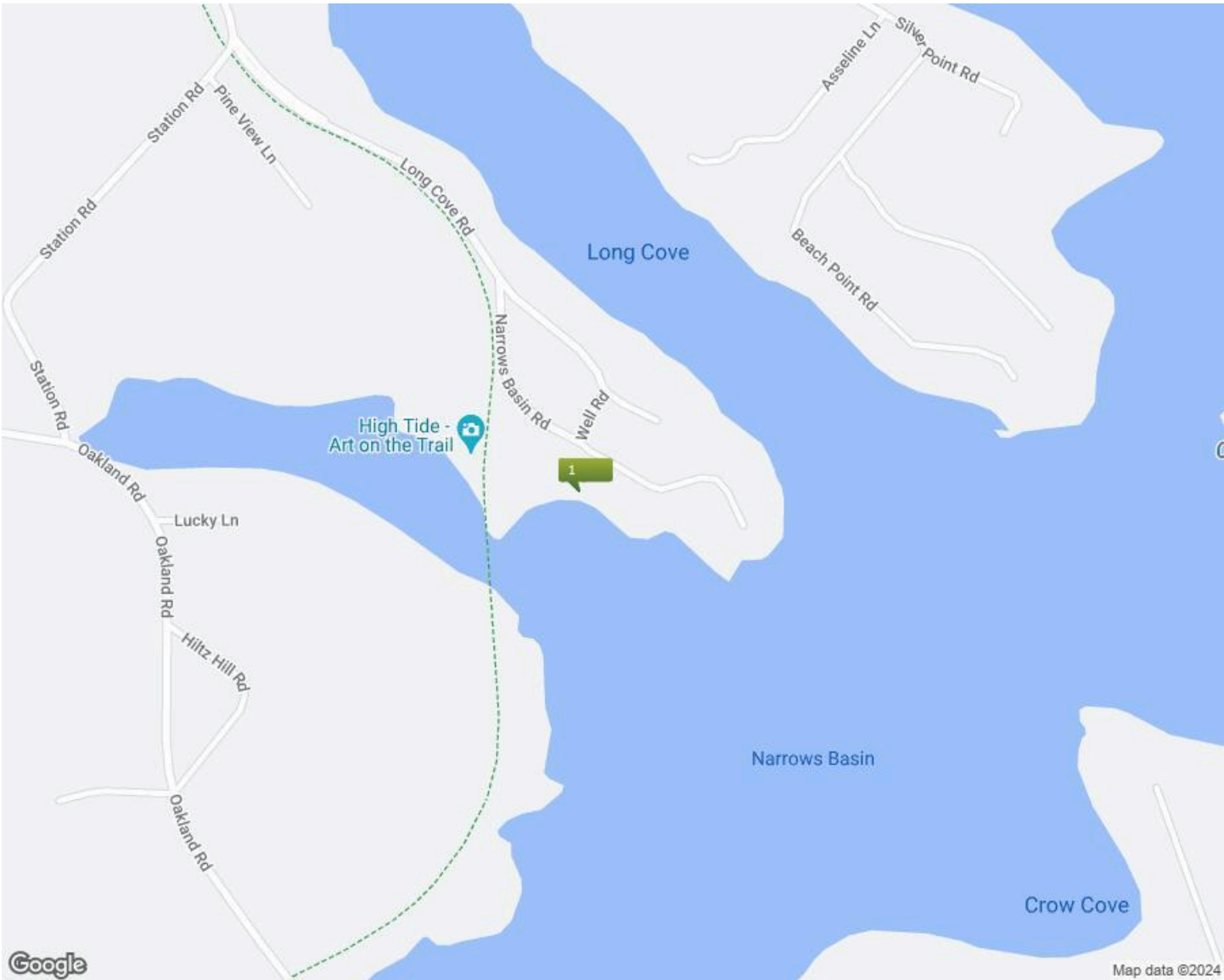
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