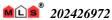
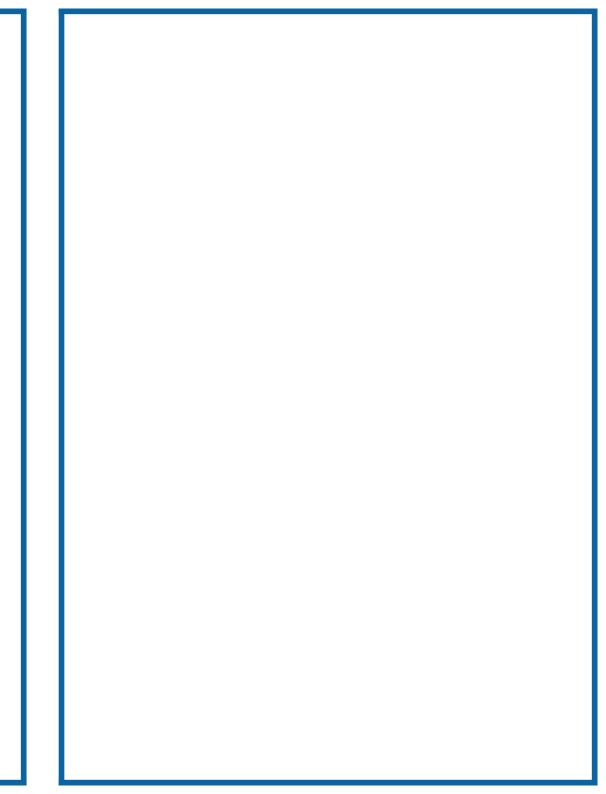
9292 Highway 3, Maders Cove





An Old Barn Rises Again! \$2,395,000

Local lore has it that this property belonged to a former Rum Runner. His house has long since disappeared but the sturdy old barn remained for generations as a hillside landmark keeping watch over the boat traffic heading in & out of Mahone Bay harbour. This masterpiece of contemporary design & quality construction is a nod to that original structure. The sleek lines of modern architect, Nicolas Fudge, not only pay homage to the original barn's form, but assimilate seamlessly into the natural setting & pristine pastureland. The original posts & beams of the large barn were repurposed & integrated into the finishes of the new residence, adding contrast & texture to the minimalist design -- indeed, these hand-crafted & time worn timbers are central to the aesthetic giving this very modern home an old soul. The Great Room's awe-inspiring cathedral ceiling soars 26 ft to its peak and competes for your attention with water views framed by floor to ceiling windows. A large deck wraps around the home with multiple sets of patio doors enabling an effortless flow from indoors to out...marvelous for entertaining! A luxurious main floor Primary suite enjoys the same amazing views, with an ancient apple tree as a vestige of the land's agrarian past. Upstairs are 2 bedrooms & another full bath, along with a spacious landing with an entire glass wall to observe the picturesque cove. The walk-out lower level is available for development into additional living or guest space if needed, with a 4th Bedroom already roughed-in w/ ensuite bath & walk-in. An expansive open area on the lower level offers potential for a fabulous rec room w/ plumbing roughed-in for another bathroom. A weathered but serviceable shed is a delightful reminder of the old farm and with a little work could serve a variety of uses. This extraordinary property on 6+ acres enjoys a sought-after location on the scenic Lighthouse Route between Mahone Bay & Lunenburg, just an hour from













Listing Agents

Adam Dial C: 902-298-0336 E: adam@reddoorrealty.ca

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

Property Highlights

Age ±: 2024

Lot Size: 6.31 acres

Style: Modern / Contemporary

Floor Space: 2500 sq ft (plus developable

walk-out lower level

 $\textbf{Bedrooms:}\ 3$

Bathrooms: 2.5

Flooring: engineered hardwood, ceramic

& porcelain tile

Heating: ducted heatpump, in-floor radiant (bathrooms), woodstove

Water: drilled well

Sewer: septic

Parking: graved driveway with parking

for multiple vehicles

 $\textbf{Garage:} \ single, \ attached \ w/\ loft, \ heated$

Services: electricity, phone, cable,

high-speed internet

Features: large oceanview deck, main floor primary bedroom with ensuite, multi-zoned ducted central air conditioning, alarm system, custom Hunter Douglas motorized blinds, lower level roughed in for additional bedroom with ensuite

Fireplace/s: woodstove

Outbuildings: shed (22 x 13.10) **Zoning:** R-CO (Princes Inlet - Rural

Coastal)

Rooms

Living Room: 23.7 x 20.5 (Main) Kitchen: 23.7 x 9.6 (Main)

Foyer/Hall: 32.10 x 5.9 plus jogs (Main)

Half Bath (2-pc): 7.1 x 3.1 (Main)

see full details for this and other fine properties at: www.OceanHomesNovaScotia.com



Master Bedroom: 16.6 x 15.10 (Main) Master Ensuite (3-pc): 15.6 x 6.11 (Main)

Walk-in Closet: 9.10 x 5.1 (Main) Laundry: 13.8 x 5.2 (Main) Storage: 8.10 x 5.2 (Main)

Landing Sitting Area: 13.5 x 10.9 (2nd)

Bedroom: 14.1 x 10.7 (2nd) Bedroom: 14.1 x 10.2 (2nd) Bath (3-pc): 8.6 x 6.5 (2nd)

Family Room (unfinished): 29.5 x 22.6

(Lower)

Bedroom (unfinished): 12.1 x 10.10 (Lower) Bathroom (unfinished, 3-pc rough in)): 12.1

x 6.4 (Lower)

Walk-in Closet (unfinished): 8 x 6.9 (Lower) Utility/Storage: 28.10 x 9.11 + 8.2 x 5.2

(Lower)

Garage: 23 x 13.3 (Main) Garage Loft: 23 x 18.11 (2nd)

Directions

Located on Highway #3 (The Lighthouse Route) midway between Mahone Bay and Lunenburg. Look for the Red Door Realty sign!