

The Cape House

8477 Highway 3, Oakland



Overlooking the Idyllic Harbour of Mahone Bay

One of Nova Scotia's finest, privately owned Heritage Homes built in 1765 by Christian Ernst one of the founders of this historic area. The Cape House is still positioned in an ideal area - atop the fertile hill, facing south, looking down at the pretty harbour and famous three church steeples. \$499,000 MLS 60229051



Showcasing All Nova Scotia Properties



The lawn sweeps down the hill overlooking the harbour. On the back side of the property another sizable field is mown & ready for the return of some livestock or an ample garden. There is just over 5 Acres with the property, a small pond and a nice circular driveway.

When the first settlers arrived in this harbour they knew this hill was a splendid place to build. Three original capes share this hill, two of which are in the same families. They face south-southwest and take advantage of both the view and the passive solar advantage.



Almost 30 years a very sympathetic addition was added to the back & side of the house. It follows the same lines and adds all those elements desirable for modern day living without sacrificing any of the original features



Stately trees guard The Cape House. The small barn makes a great garden shed & a pretty flagstone path leads to the entrance. The Cape House, as seen from Mahone Bay, is in the middle. A second cape and barn are to the left. The third is in the trees to the right. (Below)





This has a classic cape design with few alterations. The wall between the Keeping Room and Buttery was removed at one time and the glorious Welsh dresser was moved back. The fireplace is still there with the bake oven and crane still in place.



The house has a good sized entrance porch, main floor bath, a second entrance/study, spacious kitchen and three family/living rooms on the main floor. One of these could easily be converted to a main floor master bedroom suite.

The corner cupboard is still in the parlour (left) and you can see the fine detail work of the doors and the 24" boards used under the chair rail. Welsh dresser (Right).



The wide floor boards, gun stock corners, beams, wide wainscoting and original trim, doors and hardware are all in place.



Part of the new addition, 20 years ago, is a bright bay windowed family room that looks out to the harbour. (Above) It has a super fireplace with an airtight insert. (Right)



A spacious kitchen is part of the new addition. It has plenty of cupboards and counter space. Upstairs are three bedrooms and full bath. All are a very good size and the two principal rooms have the same lovely wide softwood floors.





Roger Dial – Realtor

(902) 277 0593 roger@coastalwindsrelty.com

Upgrades to Property at time of Purchase (1989-90)

Repairs: Raymond Hiltz
R.R.2 Indian Point
Mahone Bay Nova Scotia B0J 2E0
Tel: 902 624 6482

Roof: 1) New cedar shakes

Interior: 1) New chimney in dining room and fireplace
2) New kitchen
3) Moved window in kitchen + new window in bedroom above kitchen
4) Replaced large picture windows in Keeping Room and Parlour with original small sash windows
5) Added third bedroom
6) New bathroom – shower/lavatory/basin

Exterior: 1) New decks leading to 3 exterior doors
2) New gutters
3) New clapboards
4) Dormers on the back of the house
5) Painted exterior
5) All necessary repairs

Basement: 1) Insulated ceiling and made repairs
2) Sills inspected May 2010

September 2010: Exterior painted
: Roof cedar shingles cleaned & treated

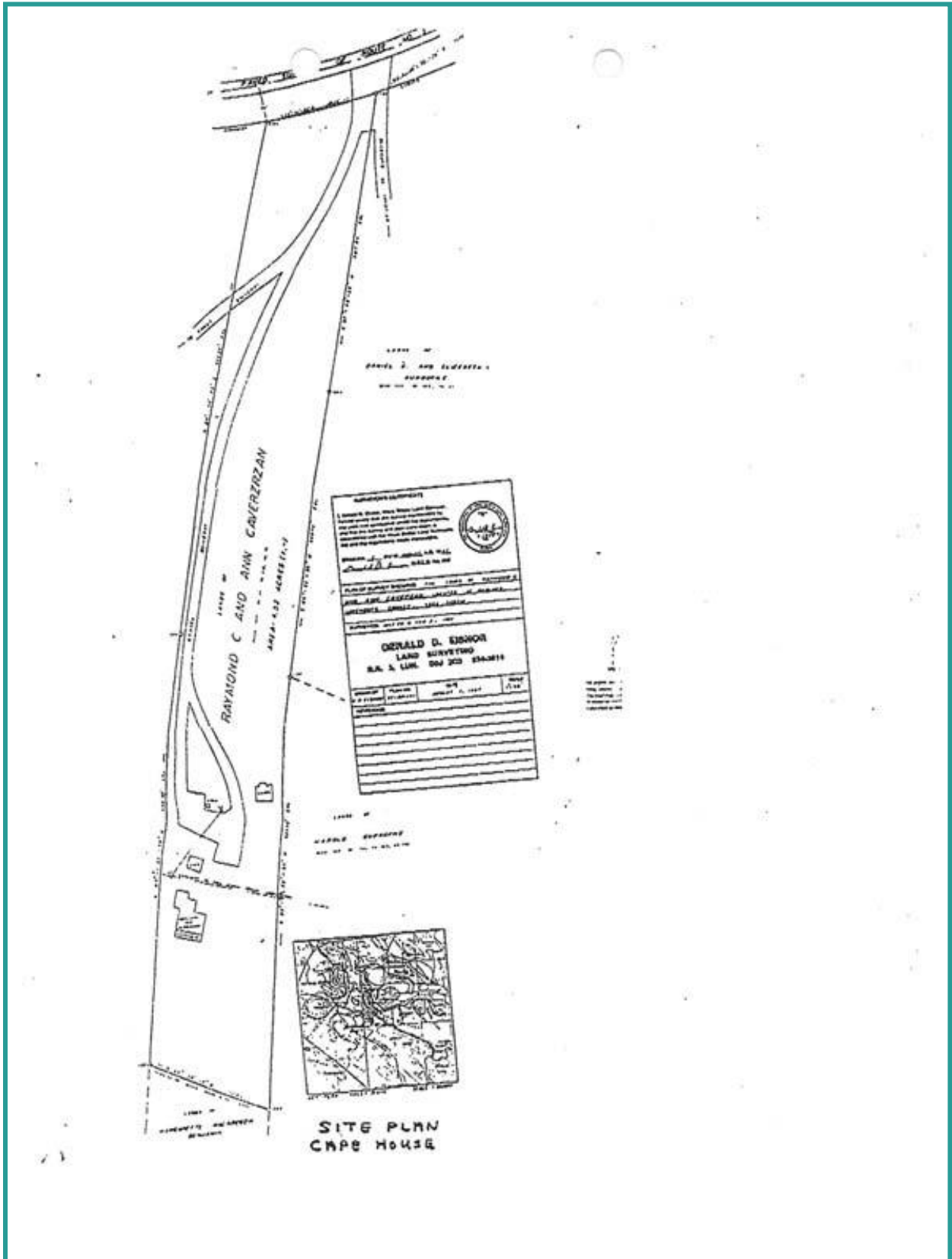
Plumbing and Electrics: D.A. Burgoyne Plumbing
Mahone Bay

Completely rewired house - installed electric heating – plumbing

The main refurbishment took place in 1989/90. Over the past 20 years the owners have maintained and made all necessary repairs to the property as they arose.

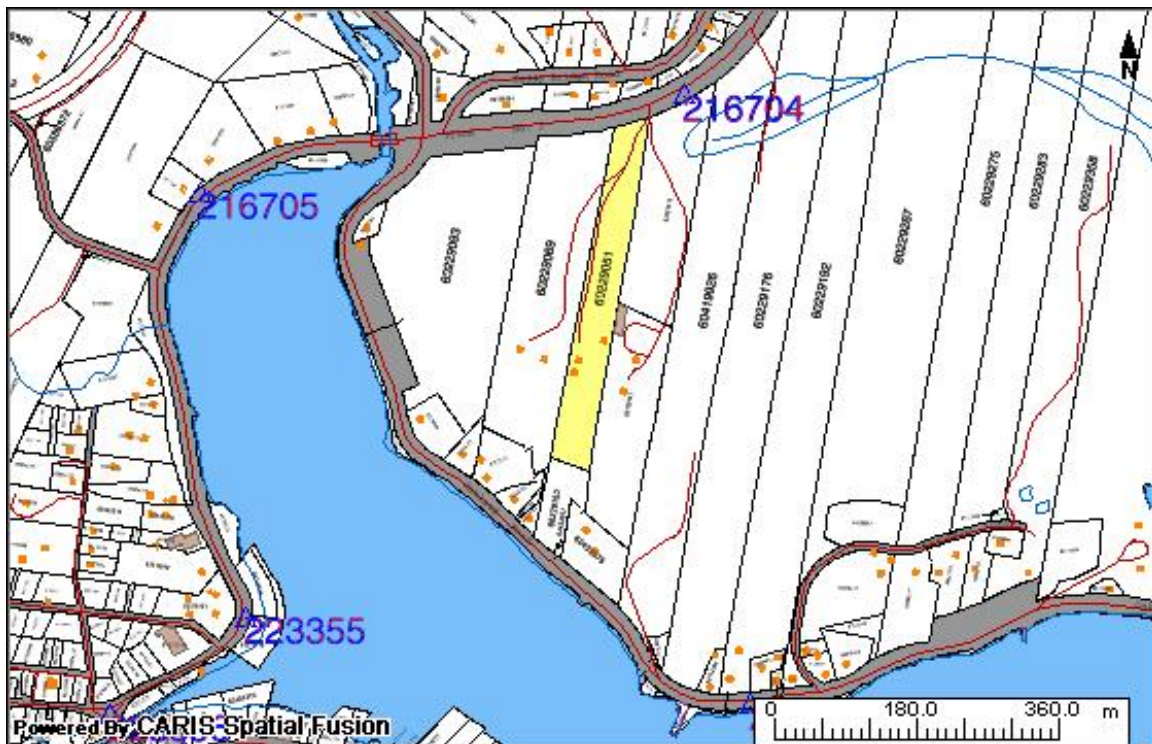
Survey

Survey





View from Cape House Deck



The Cape House
8477 Hwy 3, Oakland, Mahone Bay, Lunenburg County, NS

5.08 Acres – Stunning South Facing Views over Historic Mahone Bay – C 1765



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Price: \$499,000	MLS® #: 60229051
Status: Active	
Legal Descr.:	
Address: 8477 NO 3	
City: OAKLAND, B0J 2E0	
Side of Road:	District: SS DILUN
Lot Size: 5.08	Sub-Dist: B2
Shore Frontage:	Zoning: RESIDENT IA
Sq. Footage (MLA): 2,430	
Total Fin SqFt.(TLA): 2,430	
Building Dimensions: 37X29X19X16X12X7X17X23X11X29	
Possession: NEG	

Overview Circa 1765 Christian Ernst built one of three exquisite capes on a hill overlooking the little seaport of Mahone Bay. Everything is still in place in this post & beam treasure: mouldings, beams, floorboards, chair rails, wainscoting (28 inch boards), gun stock corners, cross & bible doors, lots of original hardware, early Welsh dresser in the keeping room & superb corner cabinet in the parlour. The fireplace (original crane) still has a bake oven. The restoration & additions have been true to the period & today it is a liveable home worthy of any heritage mention. A shake roof, six over six windows, 2nd new fireplace, flag walkways & deck looking down on the three famous town spires. A small barn, a little pond, 5 acres of field & lawn with magnificent trees.

Directions Hwy 103 to exit 10 to 8477 Hwy 3 Oakland.

Type: Single Family	Heating: Electric, Wood	Exterior: Wood
Style: 1.5 Storey, Detached	Garage Type: Detached, Parking Space(s)	Driveway: Circular, Single
Title to Land: Freehold	Water: Well, Dug	Foundation: Undeveloped, Full
Property Size: 5.08 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s), Gas Stove(s), Woo Airtight
Land Features: Cleared, Level, Rolling, Sloping/Terraced	Services: Electricity, Telephone	Roof: Shakes
Access: Ocean View, View	Rental Equipm.: Propane Tank	Flooring: Soft Wood, Carpet

Inclusions dishwasher, commercial garland stove, 2 refrigerators, washer

Exclusions

Bedrooms: 3	Sign: Yes	Garage: Yes	Gar.Details: 20 X 16
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Bathrooms: 2\	Lockbox: Yes	PCDS: Yes	Building Colour: GREEN
Building Age: 246	Road: Public		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	27'9X19	MAIN FLOOR	BATH (# pieces 1-6)	3 PCE.
MAIN FLOOR	DINING ROOM	17X12	2ND FLOOR	BEDROOM	16'6X15'6
MAIN FLOOR	KITCHEN	15X15	2ND FLOOR	BEDROOM	15'2X13'3
MAIN FLOOR	LIVING ROOM	15'6X15'6	2ND FLOOR	BEDROOM	14'6X13
MAIN FLOOR	FOYER	11'3X8	2ND FLOOR	BATH (# pieces 1-6)	3 PCE.
MAIN FLOOR	FOYER	15'6X6			

Listing Office: **COASTAL WINDS REALTY LTD. - 13403** :

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