

Timberlea, Prospect, St. Margaret's Bay

314 McGraths Cove Road

\$750,000



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Description

Elevated nicely from the water's edge, this versatile 3-bedroom, 2.5-bathroom home offers a beautiful sheltered cove view and convenient access to the ocean via your own private wharf. The main floor welcomes you with a stunning view of McGrath's Cove the moment you open the door. Head down the hall to an expansive primary bedroom, with a huge walk-in closet and luxurious ensuite bathroom. Also on this level, you will find a versatile spare bedroom or office, a convenient half-bath, a spacious living room, and an open-concept kitchen/dining area, ideal for entertaining. A bright and inviting sunroom extends your living space, offering a perfect

spot to relax and soak in the coastal ambiance. The lower level significantly expands your living options, boasting two large recreation rooms, perfect for family gatherings or hobbies. A comfortable bedroom, a flexible bonus room, a dedicated utility room, and ample storage space complete this level, which also features a convenient walkout to the landscaped backyard. Outside, the property truly shines. A gentle slope leads directly down to the shoreline, culminating in a private wharf – your gateway to boating, swimming, and all forms of ocean recreation. Parking is abundant, with spaces at the front of the home and a separate driveway leading to a large detached garage, providing secure storage for vehicles and water toys. This rare opportunity to own a piece of paradise should not be missed.

Specifications

MLS [®] Number	202513925
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/1
Main Living Area	1,290 sq. ft.
Total Living Area	2,306 sq. ft.
Age	46 years old
Parking	Parking pad near road. Large enough for 3 cars plus separate driveway to garage with additional parking in front of garage
Garage	Large detached garage with separate driveway
Flooring	Carpet,Laminate,Tile
Heating	Baseboard,Hot Water
Fuel Type	Electric,Oil
Water Source	Well
Sewage Disposal	Septic

Room Sizes

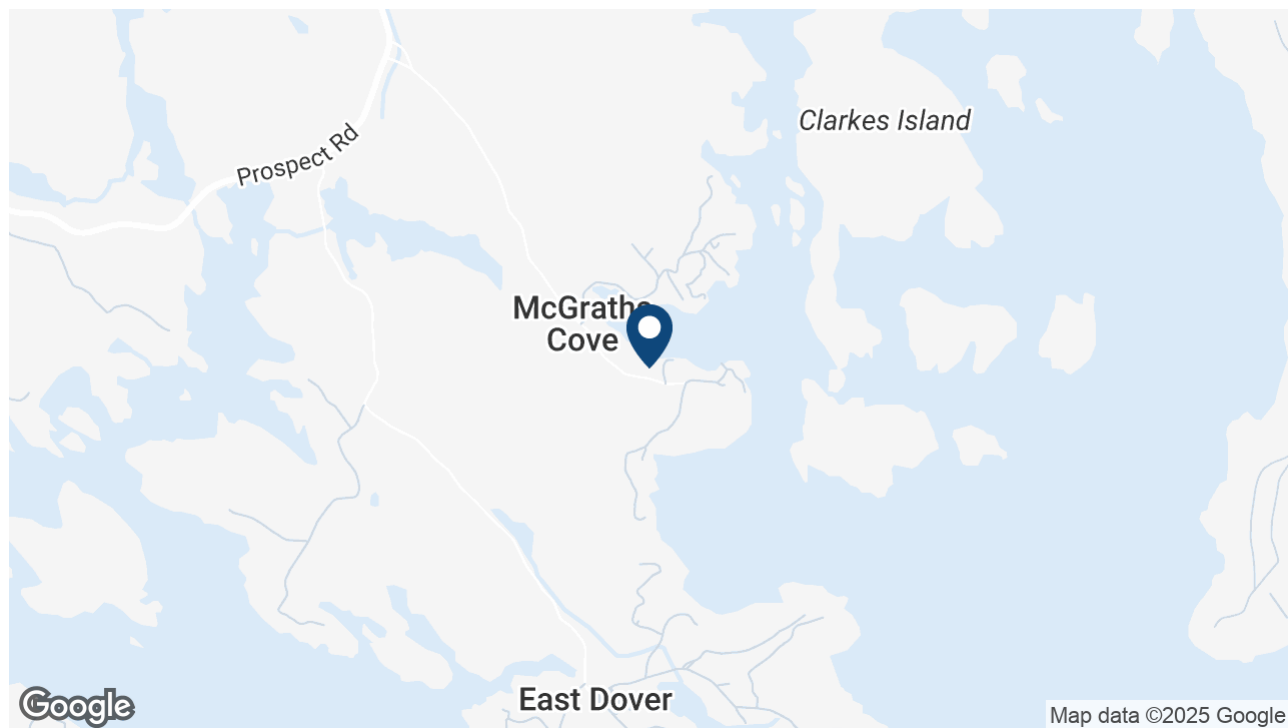
Main Floor

Family Room	11'11"x12,2"
Dining Nook	12'3"x8'9"
Kitchen	15'5"x12'5"
Living Room	11'5"x19'6"
Bedroom	8'4"x10'11"
Bedroom	15'9"x9'11"
OTHER	8'3"x9'8"
Bath 1	7'10"x9'2"
Bath 2	2'7"x5'1"
Foyer	5'1"x12'11"

Lower Level

Rec Room	12'1"x11'
Storage	9'4"x11'8"
Bedroom	11'8"x11'6"
Rec Room	11'8"x17'8"
Bath 3	5'7"x8'6"

Location



Photos







