

Timberlea, Prospect, St. Margaret's Bay

## 314 McGraths Cove Road

\$659,900



### **Matt Dauphinee**

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## **Description**

Elevated nicely from the water's edge, this versatile 3-bedroom, 2.5-bathroom home offers a commanding perspective of the coastline while providing convenient access to the sea 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 substantial wharf – your gateway to boating, swimming, and all forms of ocean recreation. Parking is abundant, with space 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.

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## Specifications

MLS <sup>®</sup> Number	202522680
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
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

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## 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









