

\$754,000 - 2470 Highway 206, Arichat

MLS® #202212239

\$754,000

6 Bedroom, 4.50 Bathroom, 4,590 sqft

Residential on 2.04 Acres

N/A, Arichat, NS

Welcome to 2470 Highway 206 in Arichat, Nova Scotia. This spectacular executive home boasts world class views, high end materials and quality craftsmanship. The home's beautiful living room has vaulted ceilings and custom UV film windows with stunning views of the ocean. Enjoy your morning coffee in the sunroom watching eagles, herons and porpoise. The large dining room off of the kitchen has a walk out to the composite deck and is great for hosting. Also on the main floor is the master bedroom with walk in closet and ensuite bath. Upstairs there are 2 additional large bedrooms and a four piece bath all with skylights. When the sun sets in the evening retreat downstairs and be entertained by watching a movie or a game in your very own theatre! Being in this home is incredible. The way the home is positioned provides lots of privacy and natural light. Being in the home truly gives you an incredibly unique feeling. On the lower level there is another large bright living room, two additional bedrooms and another four piece bathroom. There is also a cold storage cellar on the lower level. If you're hosting guests or choose to take advantage of tourism season this is the place for you. There is a fully functioning in-law suite above the garage also with beautiful views of the ocean and lots of privacy. The oversized double garage has heated floors like the rest of the home and is equipped with a 200amp service. The home has tilt and turn windows with all new Hunter Douglas blinds throughout, and



has also been freshly painted among many other improvements. Call to schedule your private viewing today!

Built in 2008

Essential Information

MLS® #	202212239
Price	\$754,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,590
Acres	2.04
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 31st, 2023

Community Information

Address	2470 Highway 206
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Arichat
County	Richmond
Province	NS
Postal Code	B0E 1A0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2
View	Ocean
Is Waterfront	Yes

Waterfront

Ocean Front

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Microwave, Refrigerator
Heating	Fireplace(s), Furnace, In Floor
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Insulated Concrete

School Information

Elementary	Felix Marchand Education Centre
Middle	Richmond Education Centre/ Academy
High	Richmond Education Centre/ Academy

Additional Information

Zoning	VMU
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Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
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