

\$695,000 - 415 Highbury School Road, Canaan

MLS® #202216849

\$695,000

3 Bedroom, 2.00 Bathroom, 2,440 sqft

Residential on 1.15 Acres

V2, Canaan, NS

Beautiful 4-level split family home situated on a private lot conveniently located with quick highway access and a short drive to the amenities of New Minas. Leading from the main entrance you'll find an updated kitchen with granite counter tops, a dining nook surrounded by windows overlooking the backyard, a formal dining room and a 3 piece bath with laundry. A few steps up to the next level is a spacious living room with cathedral ceilings and cozy fireplace, patio doors lead to a balcony overlooking the front of the property. The top level features an office space, 5 piece bath, 2 large bedrooms and a primary bedroom with triple closets and a corner jacuzzi tub. On the lower level there is a family room with wood stove and patio doors to a stunning south facing backyard oasis complete with a back deck, pergola, concrete patio, 20x40 in-ground pool and fenced backyard providing the perfect space for entertaining friends and family. An abundance of storage space is available in the unfinished walkout basement area. Fully landscaped with paved driveway, multiple parking spaces, attached double car garage and detached single garage. New windows and doors, ductless heat pumps and wood stove provide efficient heating and cooling year round. Call today for more information on this stunning property!

Built in 1994



Essential Information

MLS® #	202216849
Price	\$695,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,440
Acres	1.15
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 17th, 2022

Community Information

Address	415 Highbury School Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Detached, Single, Double, Heated Garage, Wired, Parking Spaces(s), Paved
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Dishwasher
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes

Fireplaces	Wood Burning Stove
# of Stories	4
Stories	Split Entry, 4 Level
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Exit Realty Town & Country
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