

\$855,000 - 9 Sherwood Drive, Wolfville

MLS® #202217348

\$855,000

3 Bedroom, 2.50 Bathroom, 2,745 sqft

Residential on 2.60 Acres

V2, Wolfville, NS

From the moment you turn into the driveway - peace and privacy await. In the heart of Nova Scotia's wine country and just a few steps off Main Street in the sought-after university community of Wolfville, tucked behind gorgeous trees and beautifully landscaped grounds complete with park benches and a gazebo, you'll find a spacious ranch style bungalow bursting with potential! If main level living is your goal, look no further. Enjoy entertaining guests in the generous kitchen and dining areas, or curl up with a glass of wine and a good book in the living room while the evening sun streams in the bay window. The primary bedroom with half bath, office, a 3 piece bath and laundry area plus garage access round out the main level. Downstairs features a rec room perfect for family movie nights, a craft/hobby hub, another 3 piece bath, and offers plenty of room for family or guests. Two ductless heat pumps were installed in 2021 and add extra efficiency for heating and cooling. Don't let this incredible opportunity pass you by, call today for a private showing.



Built in 1970

Essential Information

MLS® #	202217348
Price	\$855,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,745
Acres	2.60
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 11th, 2023

Community Information

Address	9 Sherwood Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2K1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Double, Wired, Circular Driveway, Paved, Single
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Glass Cooktop, Oven, Dishwasher, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
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Roof	Asphalt
Construction	Brick
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	MacKay Real Estate Ltd.
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