

\$998,000 - 1302 Brow Of Mountain Road, Brow Of The Mountain

MLS® #202219989

\$998,000

3 Bedroom, 2.50 Bathroom, 3,075 sqft
Residential on 3.02 Acres

V2, Brow Of The Mountain, NS

WOW! Stunning panoramic Annapolis Valley views from this 3 bed + office, 2.5 bath executive bungalow! Located approx. 15 mins drive northerly to the Hamlet of Halls Hbr as well as southerly to New Minas/Kentville for all amenities, this energy efficient, architecturally designed ICF constructed home exudes charm and prestige. Boasting high end finishings throughout, the main floor offers an open concept design with a large custom chefs kitchen, dining area and sunken living room with vaulted ceiling. Perfect area to entertain/host family and friends! Propane fireplaces in the dining area as well as a double sided fireplace in the living room and front foyer, engineered hardwood flooring, copious windows which filter natural light and take advantage of the view add to the ambiance and grandeur of the home. The master suite is spacious with access to a covered front deck and includes a walk in closet and a luxurious 5 pc ensuite bath with tiled walk in rain shower, dual vanity and a free standing soaker tub. A convenient mudroom, half bath, office/den as well as laundry complete the main floor. The upper level above the 2 + car garage features 2 good size bedrooms with a full bath. Ample closet and storage space. House is south facing and situated on a private 3 acre lot. Energy efficient ducted heat pump system (approx. 1 yr old) as well as ductless heat pumps provide



comfortable heating and cooling. Solar panels (approx. 2 yrs old) offset electricity bills. Property is nicely landscaped and includes a shed/lean to on garage for exterior storage. Call today for a feature sheet and to book a private showing of this extraordinary property!

Built in 2009

Essential Information

MLS® #	202219989
Price	\$998,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,075
Acres	3.02
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 20th, 2022

Community Information

Address	1302 Brow Of Mountain Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Brow Of The Mountain
County	Kings
Province	NS
Postal Code	B0P 1J0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Double, Heated Garage, Wired, Gravel, Single

# of Garages	2
View	Other

Interior

Interior Features	Central Vacuum, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Gas Cooktop, Gas Oven, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Furnace, Heat Pump, Ductless, Hot Water, In Floor, Radiator
Cooling	Ducted Cooling, Ductless
Fireplace	Yes
Fireplaces	Propane
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

School Information

Elementary	Glooscap Elementary School
Middle	Northeast Kings Education Centre
High	Northeast Kings Education Centre

Additional Information

Zoning	A2
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Listing Details

Listing Office	Exit Realty Town & Country
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