

\$479,000 - 12 Edward Drive, Garlands Crossing

MLS® #202220074

\$479,000

2 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.18 Acres

V1, Garlands Crossing, NS

Welcome to this beautiful semi-detached bungalow located in The Crossing- a highly sought-after retirement lifestyle community situated in the Windsor/West Hants region. The Crossing was strategically developed with unique features that allow you to live in a pet friendly, active, secure, well maintained community that meets all of your retirement needs. Being only a 40 minute drive from Halifax, you are surrounded by everything Nova Scotia has to offer: the Annapolis Valley, vineyards, local eateries, National Parks, beaches, Ski Hills and so much more. As soon as you walk through the front door, you will soon realize the owners have gone above and beyond to maximize every inch of space, making their home functional and stylish. The bright & open concept Kitchen/Dining/Living room flows gracefully towards the sunroom where you will want to enjoy a cup of coffee every morning. Off the sunroom you will find yourself on a large ground level patio where you can enjoy your own private oasis with a fully fenced backyard, accommodating storage shed and gorgeous landscaped lot surrounded by greenery. The kitchen features new GE appliances (slate), plenty of cupboard space and a pantry for extra storage. The spacious primary bedroom highlights a walk-in closet as well as an en-suite bathroom with a double sink vanity and a fully accessible shower. The second bedroom which also makes a lovely office/sitting room is situated across from a second 4 pc bathroom as well as a



multipurpose closet that stores linens & coats/jackets. A closeted laundry room features a new stackable Samsung washer/dryer combo with more storage room & a convenient built in sink. The attached, single car garage has added shelving as well as a closet that contains an air exchanger, hot water tank & extra storage space. 12 Edward Drive is truly a gem & a rare opportunity to live in such a wonderful community.

Built in 2021

Essential Information

MLS® #	202220074
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2022

Community Information

Address	12 Edward Drive
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Garlands Crossing
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	1
Parking	Attached, Single, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Three Mile Plains District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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