

\$285,000 - 255 Varner Mountain Road, Nictaux South

MLS® #202226614

\$285,000

1 Bedroom, 1.00 Bathroom, 370 sqft

Residential on 43.00 Acres

V3, Nictaux South, NS

Get back to your roots and into nature! Deluxe tiny home sitting on 43 acres in the beautiful Annapolis Valley, Nova Scotia. This intriguing property provides all the splendors of wild life, minimalism, and efficient living space with all the creature comforts of a modern home. Enjoy sprawling views and acres upon acres of space to explore, grow, and create! This home offers all the luxuries that you've become accustomed to such as a super functional kitchen with full size appliances, stackable washer & dryer, high speed internet, even space for your king size bed! Features such as the ultra efficient heating panels, unique built in storage, and a spa like 3pc bath will keep you comfortable and organized. Two large picture windows flood the space with natural light and the covered veranda is the perfect spot take in the gorgeous valley views while hosting family and friends. Several detached outbuildings add to the appeal. A large greenhouse gives you a head start on your veggies, storage shed for equipment and tools, and a two-level studio that would make a great home office or creative space! Take a gander around the property and you will find multiple raised planters and organic garden beds, irrigation pond, and pathways into the forest with a mix of hard & soft wood, berry bushes, apple trees, and open spaces. Only 4 years young with a modern septic system and drilled well, this home will provide years of low-maintenance living freeing up your spare time for



adventures and relaxation. A short ten-minute drive to local schools, shopping, and hospital, yet very private with your only neighbour being Mother Nature!

Built in 2018

Essential Information

MLS® #	202226614
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	370
Acres	43.00
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 28th, 2023

Community Information

Address	255 Varner Mountain Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux South
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Washer/Dryer, Refrigerator

Heating	Radiant
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Steel
Construction	Vinyl Siding
Foundation	Block, Pillar/Post/Pier

Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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