

\$489,900 - 22 Falmouth Dyke Road, Falmouth

MLS® #202226854

\$489,900

3 Bedroom, 1.00 Bathroom, 1,534 sqft

Residential on 4.02 Acres

V1, Falmouth, NS

Welcome to 22 Falmouth Dyke Road! Horse and animal lovers take note!! Centrally located in the family-friendly community of Falmouth; this package is truly a unique find- A renovated farmhouse, barn, almost 4 acres, municipal services and just minutes to the Town of Windsor and Highway 101 access. The house is loaded with charm from the exposed beams in the primary living space to the modern touches throughout. The home opens to a large mudroom with tons of storage and can be kept closed off from the living room by French doors- a plus for dog owners on rainy days! The cozy living room offers rear deck access and a propane stove that adds to the efficiency and character of the home. Cooks will fall in love with the wide-open kitchen with plenty of counter/storage space, prep sink & farmhouse sink. The front room has been used as a huge master bedroom but could easily be repurposed as a dining room. This room flows to a large storage room (currently the master closet) with laundry. A beautifully renovated full bath completes the main level. Upstairs you will find 2 additional good-sized bedrooms, a den/office and tons of storage space. Outside is the icing on the cake! You will find a 3-stall barn (one is a foaling stall) that could easily be renovated to accommodate 5 stalls. The barn has hydro and further offers a workshop/storage and an upstairs loft that can hold 1000 bales of hay. The lot has been purposely planned with a gravel paddock, gravel apron around the barn,



scarified paddock for rainy days and large fenced-in pasture. Don't wait on this one! Call your favourite Realtor for your private viewing today!

Built in 1922

Essential Information

MLS® #	202226854
Price	\$489,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,534
Acres	4.02
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2023

Community Information

Address	22 Falmouth Dyke Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator

Heating	Forced Air, Space Heater, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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