

\$420,000 - 17 Hillcrest Avenue, Nictaux

MLS® #202302278

\$420,000

3 Bedroom, 2.50 Bathroom, 1,918 sqft

Residential on 0.45 Acres

V3, Nictaux, NS

Lovely home tucked away in a quiet subdivision only minutes outside the town of Middleton. This ranch style home features many upgrades and inclusions starting with the large 4 season sunroom overlooking the backyard and situated directly off the dining room. 3 main floor bedrooms including a master suite with walk in closet and 3 pc bath. In addition to the 2 main floor baths there is also a laundry and 2 pc bath on the main floor that is easily accessed at the side door entrance. Economically heated with solar panels installed in 2022 and a 0 clearance wood burning fireplace insert in the living room. Upgraded wide trim, boston headers and crown molding throughout. New vinyl plank flooring in the kitchen, laundry/bath and back entryway. All windows and exterior doors have been replaced within the last few years. New roof shingles in 2018 and newer appliances included. Also included are a new snow blower, ride on tractor mower, generator, push lawnmower and new water heater still in the box. Full height basement with walkout to the backyard allows for future development and in-law suite potential. There is a deeded sewer easement over the lot behind the property to the benefit of 17 Hillcrest. Financing for Solar Panels is to be assumed by the new Buyers.



Built in 1973

Essential Information

MLS® #	202302278
Price	\$420,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,918
Acres	0.45
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 31st, 2023

Community Information

Address	17 Hillcrest Avenue
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Annapolis East Elementary School
High	Middleton Regional High School

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Greenwood)
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