

# \$315,000 - 100 Oakhurst Road, Nictaux

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MLS® #202302375

**\$315,000**

3 Bedroom, 1.50 Bathroom, 1,962 sqft

Residential on 1.31 Acres

V3, Nictaux, NS

This charming 3 bed, 1.5 bath Century home has been updated with all of the modern conveniences, and is sitting on a beautiful, 1.31 acre private lot! Built in the late 1880's, but extensively renovated while keeping the original character in the 1990's. On the main floor, you will find a bright and airy 19X13 sunroom built in 2009, a chef's kitchen renovated in 2021, that leads to the outdoor patio with bar and hot tub. Full bath and main-level laundry, large living room, and 9.5ft high ceilings finish off the main level. Upstairs you'll find softwood floors with 3 bedrooms, a 2pc bath with cheater door to one of the bedrooms. The primary bedroom features a walk-in closet, and the reading nook/den could easily be converted into a 4th bedroom. Updates include a 200amp electrical entrance, wired for a generator, some PEX plumbing, insulation, asphalt shingles in 2018, and fibreglass oil tank in 2017, just to name a few. The attic has pull-down stairs, R43 insulation, and 5/8ths tongue and groove flooring placed, ready to be installed and finished by the buyer for even more space, if needed. The two sheds on the property provide plenty of storage space. Conveniently located less than 15mins to CFB Greenwood. Call to book your showing today!



## Essential Information

MLS® #

202302375

|                |                         |
|----------------|-------------------------|
| Price          | \$315,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,962                   |
| Acres          | 1.31                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | May 1st, 2023           |

### Community Information

|              |                   |
|--------------|-------------------|
| Address      | 100 Oakhurst Road |
| Area         | Annapolis Valley  |
| District     | Annapolis County  |
| Sub-District | V3                |
| City         | Nictaux           |
| County       | Annapolis         |
| Province     | NS                |
| Postal Code  | B0S 1P0           |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Circular Driveway, Gravel                               |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                                                       |
| Appliances        | Electric Oven, Oven - Propane, Dishwasher, Dryer, Washer, Freezer - Chest, Refrigerator |
| Heating           | Furnace, Ductless                                                                       |
| # of Stories      | 2                                                                                       |
| Stories           | 2 Storey                                                                                |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Unfinished, Walk-Out Access                                                       |

### Exterior

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded |
| Roof            | Asphalt                                                               |

|              |                                  |
|--------------|----------------------------------|
| Construction | Wood Siding                      |
| Foundation   | Block, Concrete Perimeter, Stone |

**School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Annapolis East Elementary School |
| High       | Middleton Regional High School   |

**Additional Information**

|        |    |
|--------|----|
| Zoning | R5 |
|--------|----|

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Greenwood) |
|----------------|-----------------------------------|

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