

# \$374,900 - 1252 Ben Phinney Road, Forest Glade

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MLS® #202302752

**\$374,900**

3 Bedroom, 1.00 Bathroom, 1,690 sqft

Residential on 10.00 Acres

V3, Forest Glade, NS

This beautiful ten-year-old, open-concept Chalet-style home rests on a private 10-acre lot, only a moment's drive from the iconic bayside village of Margaretsville where you can enjoy the picturesque sunsets of the Bay of Fundy or explore the ocean floor. The warmth of the main floor can be felt with a roaring fire in a high-efficiency Pacific woodstove that will make you want to curl up in the spacious living room featuring an eye-catching tongue and groove pine cathedral ceilings. A wonderful bright rustic feel throughout the entire main level showcasing beautiful woodwork and workmanship is sure to catch your eye. An amazing loft-style primary bedroom that overlooks the main living area adds to the beauty of this property. The lower level boasts a walkout providing direct access to the side yard and features 2 additional bedrooms, plenty of storage and an oil drip stove. With an on-demand tankless well pressure tank and wired for a generator, this home has it all. +/- 10 acres to be subdivided from PID 05012589 before closing. Call today for more details



Built in 2013

## Essential Information

MLS® # 202302752

Price \$374,900

Bedrooms 3

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,690                   |
| Acres          | 10.00                   |
| Year Built     | 2013                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | May 3rd, 2023           |

### **Community Information**

|              |                       |
|--------------|-----------------------|
| Address      | 1252 Ben Phinney Road |
| Area         | Annapolis Valley      |
| District     | Annapolis County      |
| Sub-District | V3                    |
| City         | Forest Glade          |
| County       | Annapolis             |
| Province     | NS                    |
| Postal Code  | B0S 1N0               |

### **Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected |
| Parking Spaces | 2                                                |
| Parking        | No Garage, Double, Gravel                        |

### **Interior**

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Oven - Propane, Dishwasher          |
| Heating      | Baseboard, Stove                    |
| Fireplace    | Yes                                 |
| Fireplaces   | Oil Stove, Wood Burning Stove       |
| # of Stories | 1                                   |
| Stories      | One and One Half                    |
| Has Basement | Yes                                 |
| Basement     | Partially Finished, Walk-Out Access |

### **Exterior**

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Lot Description | 10 to 49.99 Acres, Partially Cleared, Level, Wooded |
| Roof            | Asphalt                                             |
| Construction    | Wood Siding                                         |

Foundation                      Block

**School Information**

Elementary                      Annapolis East Elementary School  
Middle                              Middleton Regional High School  
High                                 Middleton Regional High School

**Additional Information**

Zoning                              Gen Dev

**Listing Details**

Listing Office                      Royal LePage Atlantic (Greenwood)

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