

# \$799,900 - 279 Fox Ranch Road, East Amherst

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MLS® #202303060

**\$799,900**

4 Bedroom, 3.50 Bathroom, 3,251 sqft

Residential on 7.46 Acres

N/A, East Amherst, NS

Chalet Style post and beam Lindal Cedar home sitting on a manicured 7+acre lot just outside the town of Amherst. This mansion has been updated recently including windows, roofing and siding. The deck also recently replaced with glass railings and goliath screw pile foundations which allows you to overlook almost the entire acreage. The land consists of a variety of trees, a pond with small stream and a tennis court. The soil here is excellent for anyone who'd like to start a hobby farm or series of gardens (greenhouse and rose garden included). The land looks almost like a golf course. Speaking of golf, the Amherst Golf course is within walking distance of this home. Entering from the deck you are welcomed by an enormous open concept eat-in kitchen which was installed with said recent renovations. Stunning white cabinetry and fantastic countertops along with bench seating this kitchen was over 75,000 to build. To the left of the kitchen is the living room with the vast array of windows. What a place to relax and enjoy the view! Upstairs three very spacious bedrooms with natural light and a full bath. The primary bedroom has a seating area, ensuite and walk in closet. Downstairs a fully finished recroom, full bath and bedroom await along with space currently being used as a gym. This area could easily be turned into an apartment or an airbnb for golfers. Worried about heating? This place is heated (and cooled!) by a closed loop geothermal furnace. This property also includes a hot tub and



gated parking area for your trailer and toys!  
The land may also hold some extra value for  
lot subdivision. The possibilities are endless!

Built in 1988

### **Essential Information**

MLS® #	202303060
Price	\$799,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,251
Acres	7.46
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet
Status	Closed
Date Sold	August 1st, 2023

### **Community Information**

Address	279 Fox Ranch Road
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	East Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3Y3

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Parking Spaces(s), Paved
# of Garages	1
Waterfront	Stream/Pond

## Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace, Heat Pump
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Cumberland North Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

## Additional Information

Zoning	rural
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## Listing Details

Listing Office	Coldwell Banker Performance Realty
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