

\$522,500 - Lot 23 Langille Estates Drive, Simms Settlement

MLS® #202304141

\$522,500

4 Bedroom, 2.50 Bathroom, 1,572 sqft
Residential on 0.92 Acres

A2, Simms Settlement, NS

Prestige builder, Ramar Homes brings you The 'Hollyhock' Model. The home is nestled on a spacious lot on a quiet street. Located just across the Lunenburg County line, it is a short drive away from Queensland beach, Hubbards and from Highway 103, which is in the process of becoming a divided highway and should be finishing up in the near future. In addition, this beautiful home sits within the Shatford Trust Fund area.



Essential Information

MLS® #	202304141
Price	\$522,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.92
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 4th, 2024

Community Information

Address	Lot 23 Langille Estates Drive
Area	South Shore

District	405-Lunenburg County
Sub-District	A2
City	Simms Settlement
County	Lunenburg
Province	NS
Postal Code	J0J 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	2
Parking	Double, Heated Garage, Wired
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Heat Pump
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Middle	Forest Heights Community School
High	Forest Heights Community School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on November 5th, 2025 at 11:47am AST