

\$449,900 - 4090 Highway 1, Garlands Crossing

MLS® #202306023

\$449,900

3 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.46 Acres

V1, Garlands Crossing, NS

Get ready to fall in love with 4090 Highway 1, Garlands Crossing- where pride of ownership exudes! This is not your typical split entry!! Entered from the rear, you are greeted by a mudroom with plenty of storage. The interior of the home has been completely renovated -it is bright, spacious and move-in ready! The brand-new kitchen offers tons of cupboard & prep space and features a large central island, custom cabinets, quartz countertop and gorgeous backsplash. A bold, newly installed cabinet with Acacia butcher block in the dining nook brings the room to life and it is from this space that you will access to the 10x15 side deck for summer BBQs™. The living area is sunny & bright and you will love the feature fireplace that has been WETT certified and has a stunning live edge mantle. The redesign of this space creates open concept entertaining that is sure to please! Down the hall you will find a large, fully renovated bath with dual sinks & tiled shower, a good-sized bedroom and primary bedroom with a new 3PC ensuite with custom barn door for privacy.

The lower level has finished living space including a large family room, third bedroom, laundry with walk-out to the back yard (ideal for getting wood in for the winter and to dry off wet pups!), storage, workshop and utility space. Outside you will find a 20x25 detached garage, established gardens and a convenient circular driveway. Perfectly located, just minutes to highway 101 access, schools, recreation and Town of Windsor amenities.



Call your favourite Realtor for your private viewing today!

Built in 1974

Essential Information

MLS® #	202306023
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	0.46
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 12th, 2023

Community Information

Address	4090 Highway 1
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Garlands Crossing
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Circular Driveway, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace

Fireplace	Yes
Stories	Split Entry
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Three Mile Plains District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	GC
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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