

\$475,000 - 14 Cortland Street, Berwick

MLS® #202306279

\$475,000

5 Bedroom, 2.00 Bathroom, 2,376 sqft

Residential on 0.31 Acres

V2, Berwick, NS

This home meets all of the needs of many demographics of home buyers and has the perfect design for a growing family. This meticulously maintained home offers an open-concept design with bright and cheerful decor. The living, dining/kitchen area provides a flowing concept, perfect for entertaining. The eat-in kitchen is warm and welcoming for long chats and gatherings. An expansive full bath and three spacious bedrooms complete the main level. On the lower level is a lovely open-concept family room with a second bath and laundry area. There is an office and another room which has been used as a bedroom by the current owners. 2 bedroom windows on lower level are slightly less than egress-Buyer to verify for their use.

Throughout, you will find this home is well planned and pride of ownership is evident. On all levels, there is an abundance of natural light. You will appreciate the details shown in the traditional trim, flooring, and updated stairway. The yard is a private corner lot, complete with a fenced-in area, a spacious deck, and above ground pool. The pool is also heated which allows for hours of family entertainment. The location is central, close to school, the Kings Mutual Centre, parks, a splash pad, tennis/pickleball courts, recreational activities, shopping, highway access, and the Bay of Fundy shores.

Connection trails to the Harvest Moon trail are steps away, the trail is excellent for walking, biking, and cross-country skiing. Dentists,



physiotherapists, massage therapists, osteopaths, chiropractors, a health center, restaurants, cafes, a pet store, and the Berwick Animal Hospital are all conveniently located within the town. Sellers are open to a quick/flexible closing(approximately 3 weeks).

Built in 1995

Essential Information

MLS® #	202306279
Price	\$475,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,376
Acres	0.31
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 18th, 2023

Community Information

Address	14 Cortland Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Berwick
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single
# of Garages	1
Has Pool	Yes

Pool	Above Ground
------	--------------

Interior

Interior Features	High Speed Internet
Appliances	Dishwasher
Heating	Baseboard, Heat Pump, Stove
Stories	Split Entry
Has Basement	Yes
Basement	Crawl Space, Full

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Berwick And District School
High	Central Kings Rural High School

Additional Information

Zoning	R1
--------	----

Listing Details

Listing Office	RE/MAX Advantage
----------------	------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 2:32am ADT