

\$389,900 - 613 Adams Road, New Albany

MLS® #202307399

\$389,900

2 Bedroom, 1.50 Bathroom, 1,317 sqft

Residential on 1.28 Acres

V3, New Albany, NS

Enjoy the picturesque views all year round on the stunning Trout Lake! This beautiful property has so much to offer. Situated on 1.25 acres of lovely landscape, this property features a sandy beach with a nice gradual walk out to the water, lovely vegetable gardens, and low-maintenance flower gardens. A good-sized barn is perfect for storage and a lean to which is currently used as a carport. Another excellent size workshop is perfect for additional storage and a cozy gazebo perfect to enjoy your suppers in peace. Inside, you will find an open concept living space with a cozy and efficient wood stove, beautiful natural light throughout, and wonderful views from wherever you look. Two spacious bedrooms, including the primary, which has 2 pc ensuite and patio doors, to enjoy the views of the lake. Spa like 4 pc bath with 2 person soaker tub, stand up shower, and storage closets. Additional den/office, separate laundry space & a generous foyer. Most content can be included. Public road, so no yearly road fees and fibreop internet! Great updates throughout the years, including metal roof, windows, woodstove, and gazebo, just to name a few. This wonderful property is the perfect place to call home. Moments to Middleton Town amenities and lovely walking trails around. Line up your agent of choice today for your own private viewing!



Essential Information

MLS® #	202307399
Price	\$389,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,317
Acres	1.28
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 1st, 2023

Community Information

Address	613 Adams Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	New Albany
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Circular Driveway, Gravel
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

School Information

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

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	Exit Realty Town & Country
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