

\$275,000 - 13585 Highway 1, Wilmot

MLS® #202308167

\$275,000

3 Bedroom, 1.00 Bathroom, 1,165 sqft

Residential on 0.99 Acres

V3, Wilmot, NS

This cute as a button 3 bedroom home could be just what you are looking for!! And priced to sell too! Sitting on a spacious park like 1 acre lot that is fully fenced, the setting is both peaceful and lush with its privacy hedge, mature trees and multiple little nooks, a great space for children to play or your puppies to run! The interior of this home offers some original character features such as the hardwood floors throughout and a practical layout with the right amount of space. There are two bedrooms on the upper floor and a brand new 4pc bath! The main Level has a perfect sized mudroom at the rear entrance, leading to a lovely oak DeCoste kitchen, a spacious and sunny living room, a Diningroom with storage closet, and a third bedroom. The unfinished basement has so much potential and plenty of storage. That along with a detached garage, large woodshed, and easy access to an extensive trail system, perfect for walking and ATVs. Being just outside town limits means this property benefits from a municipal water connection and within walking distance to most amenities, yet taxed at the much lower county rate. Add to that C2 zoning and an easy to find/ great visibility location, this would be a perfect spot for an in home business too! Recent front roof shingles, vinyl windows and siding, lifetime oil tank (2014) and 100 amp breaker panel, freshly painted throughout are just a few of the improvements... that means the heavy lifting is already complete. Don't wait... book your



showing today!

Built in 1945

Essential Information

MLS® #	202308167
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,165
Acres	0.99
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	June 29th, 2023

Community Information

Address	13585 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Wilmot
County	Annapolis
Province	NS
Postal Code	B0P 1W0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator

Heating	Forced Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt, Fiberglass
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	C2
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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