

\$415,000 - 106 Adam Drive, South Farmington

MLS® #202308496

\$415,000

4 Bedroom, 2.00 Bathroom, 2,260 sqft

Residential on 0.82 Acres

V3, South Farmington, NS

This is one you need to see for yourself!

Located on popular Adam Dr, you are minutes to nearby amenities, yet with the benefit of county taxes and a large yard space. Open concept living/kitchen/dining perfect for entertaining and keeping an eye on little ones with vaulted ceilings and four skylights giving this space a light and airy feel. Included kitchen appliances with plenty of workspace, tiled backsplash, and center island make this space super functional. Three main level bedrooms with good closet space are supported by a 4pc bath with soaker tub and corner shower. The lower level would make an ideal in-law space with a small kitchenette, second full bath, and a walk-up to the backyard. Fourth non egress bedroom and a spacious family room for growing families who are looking to spread out. Lots of special features in the developed backyard! Hot tub, heated above ground pool, and XL wrap around deck, this is the ultimate summer oasis! The included gazebo, cedar bar, and all patio furniture means you can start enjoying this space right away! The double detached garage is wired + insulated, and will appeal to those who seek extra hobby and storage space. Two efficient heat pumps and ETS, with the option to hook up your wood or pellet stove with existing hearth and chimney already in place. There is brand new hardwood flooring ready to be installed and included with the sale, and a bonus stand up freezer, washer + dryer, and a second refrigerator to boot! Within



a great school catchment and a quaint walking trail just down the street, this home is ready for a new family to call it their own!

Built in 1996

Essential Information

MLS® #	202308496
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,260
Acres	0.82
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 4th, 2023

Community Information

Address	106 Adam Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	South Farmington
County	Annapolis
Province	NS
Postal Code	B0P 1R0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Gravel
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Freezer - Stand Up, Refrigerator
Heating	Baseboard, Electric, Ductless
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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