

\$469,900 - 261 Brookside Drive, Wilmot

MLS® #202308970

\$469,900

4 Bedroom, 2.50 Bathroom, 2,498 sqft

Residential on 0.81 Acres

V3, Wilmot, NS

Stunning well constructed cape cod situated in a family friendly subdivision and only moments to CFB Greenwood and Kingston amenities including walking distance to Paragon golf course & the popular harvest moon trail! This sprawling property is situated on a wonderful size lot, close to an acre of privacy, with a partial wooded/treed backyard, landscaped beautifully, large concrete patio, partial wrap around side deck and covered front veranda. A perfect yard to entertain for any growing family. Inside you will find an excellent traditional layout featuring an open concept living room with vault ceiling and open 2nd floor railing & cozy woodstove, newly renovated spacious kitchen with ample cabinet space and sunny breakfast nook. Formal dining space or main floor office. Laundry, 1/2 bath, attached double garage and large primary bedroom with a spacious ensuite bath with vault ceilings. Upstairs you will find 3 large bedrooms & a 4pc bath. All baths have been newly updated, 2021 roof shingles with 50yr transferable warranty, large driveway for parking, and lots of potential for additional living space if desired in the basement. A perfect family home on a spacious lot in a wonderful location. Line up your agent of choice today for a viewing of this stylish home.



Built in 2003

Essential Information

MLS® #	202308970
Price	\$469,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,498
Acres	0.81
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	July 13th, 2023

Community Information

Address	261 Brookside Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Wilmot
County	Annapolis
Province	NS
Postal Code	B0P 1R0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Wired, Gravel, Parking Spaces(s)
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Microwave, Refrigerator
Heating	Baseboard, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony
Lot Description 0.5 to 0.99 Acres, Cleared, Landscaped
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

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

Additional Information

Zoning R1

Listing Details

Listing Office Exit Realty Town & Country

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