

# \$399,900 - 75 Old Farm Lane, New Minas

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MLS® #202309190

**\$399,900**

4 Bedroom, 2.00 Bathroom, 2,175 sqft

Residential on 0.38 Acres

V2, New Minas, NS

Situated on a large lot in New Minas this 4-bedroom, 2 bath home is ready for new owners. Quiet family friendly street, close to schools and all amenities, this is a great place to raise a family! The main floor features a large sunny living room with heat pump. This flows into the dining room that offers plenty of room for entertaining family & friends. The large kitchen has an abundance of natural light, is spacious, features granite counters and has loads of counter and prep space. All appliances are included. The main floor also offers the primary bedroom, 2 additional bedrooms and full bath. There are neutral colours throughout the home & it is carpet free! The lower level boasts a large family room with heat pump & propane stove- a great place to cozy up on those cold winter nights. To complete this level there is another rec room, bedroom with 3 PC bath, laundry room and storage area. The spacious backyard features a large garage (24 x 24) - a great place for the handy man or woman to work on their hobbies and have extra storage. The package also includes a gardeners shed for tools and extras, a firepit for summer nights and raised garden beds. Relax on the large back deck overlooking the fenced in yard (great for kids to play or pets). This one won't last! Call your favourite Realtor for your private viewing today!

Built in 1980



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202309190               |
| Price          | \$399,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,175                   |
| Acres          | 0.38                    |
| Year Built     | 1980                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | June 27th, 2023         |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 75 Old Farm Lane |
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V2               |
| City         | New Minas        |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B4N 4M5          |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                          |
| Parking        | Detached, Double, Concrete                                                 |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | High Speed Internet                                  |
| Appliances        | Electric Cooktop, Stove, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless, Hot Water, Stove                |
| Fireplace         | Yes                                                  |
| Fireplaces        | Propane                                              |
| Stories           | Split Entry                                          |
| Has Basement      | Yes                                                  |

Basement                      Full, Finished

**Exterior**

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

**School Information**

Elementary                  New Minas Elementary School  
Middle                        Evangeline Middle School  
High                            Horton High School

**Additional Information**

Zoning                        R2

**Listing Details**

Listing Office                Viewpoint Realty Services Inc.

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