

# \$214,000 - 108 Old School Hill Road, Cornwallis Park

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MLS® #202309404

**\$214,000**

4 Bedroom, 1.50 Bathroom, 1,363 sqft

Residential on 0.13 Acres

V4, Cornwallis Park, NS

Here is your chance to acquire an affordable home in the Annapolis Valley! This immaculate, well maintained, 4 bed, 2 bath, semi-detached home is located in the friendly seaside community of Cornwallis Park, not far from historic Annapolis Royal and the bustling town of Digby. Surrounded by trees, flower gardens, and ornamental shrubs, plus a stunning clematis vine at the front deck, and wisteria at the back deck... you can satisfy your green thumb on a manageable scale. A handy shed will accommodate all your gardening tools. The home has had some major upgrades in 2022: new roof, including the chimney re-built from the attic up, new vinyl windows on the west side, new oil tank & line, and a new front deck built in 2021. The bathrooms and kitchen have also been completely updated in recent years. There is ample living space for a family here, or a couple or single who would like room to entertain and have overnight guests. Original hardwood floors grace the living room and the dining room where you can also walk out through patio doors to the back deck. The kitchen has plenty of cupboard and counter space, and even includes a nook for the stacking washer and dryer. All appliances are included. Upstairs you will find more original hardwood flooring, a spacious 4-piece bathroom, and 4 bedrooms with big closets. There is plenty of storage space in this home. The basement offers additional dry storage, and there is a finished room that would be



great for hobbies, gaming, or a kids' playroom. This community boasts an elementary school, grocery store, restaurants, fitness centre and a nearby sandy beach you can walk or ride your bike to. Stunning sunsets. Larger towns are within 15 minutes, and the area is well known for its wineries, craft breweries, and lovely land and seascapes. Shed 8'X10'

Built in 1950

**Essential Information**

MLS® #	202309404
Price	\$214,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,363
Acres	0.13
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 8th, 2023

**Community Information**

Address	108 Old School Hill Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Cornwallis Park
County	Annapolis
Province	NS
Postal Code	B0S 1H0

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

View Ocean

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Partial Landscaped
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

### **Additional Information**

Zoning	CPR-1 Cornwallis
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### **Listing Details**

Listing Office	Engel & Volkers (Annapolis Royal)
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