

\$325,000 - 224 Nictaux Road, Nictaux

MLS® #202309437

\$325,000

4 Bedroom, 1.50 Bathroom, 2,275 sqft

Residential on 0.71 Acres

V3, Nictaux, NS

Oodles of space both inside and out! This attractive 2 storey home has plenty of curb appeal, and is perfectly situated just outside of town with no other neighbours within sight.

The developed yard would make a great hobby farm, as the current owners have enjoyed having goats, chickens, and raised bed gardens. Well suited for pets and children as well, with a fenced area and above ground pool for those hot valley summers! Inside offers a traditional layout with lovely character features such as hardwood flooring and unique built-ins. Spacious foyer and living room, followed by a main floor powder room, sunny eat in kitchen, formal dining room, and an adorable family room overlooking the backyard. On the second floor you will find four bedrooms, a 4pc family bath, and a large primary suite with not one, but two walk in closets! Once an attached garage, this space is now storage for your yard equipment, while the other half provides a main floor laundry and convenient side entry. The basement is half finished with a workout space, bonus craft room, and lots of extra storage. Drilled well and municipal sewer, paved circular driveway, and a newer forced air wood furnace all add to the appeal! Less than a 3-minute drive to the town of Middleton, and under 15 minutes to nearby Greenwood. This home is the perfect mix of location, value, and space!



Built in 1974

Essential Information

MLS® #	202309437
Price	\$325,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,275
Acres	0.71
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 4th, 2023

Community Information

Address	224 Nictaux Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Paved

Interior

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

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Partial Landscaped
Roof	Fiberglass
Construction	Brick, Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R3
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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