

# \$549,900 - 118 Ardoise Lane, Ardoise

---

MLS® #202309463

**\$549,900**

3 Bedroom, 2.50 Bathroom, 2,345 sqft

Residential on 2.56 Acres

V1, Ardoise, NS

Welcome to 118 Ardoise Lane! This exceptionally crafted passive solar home is a contemporary build carried out by builder Don Roscoe. This one of a kind home is located just 15 minutes from the town of Windsor where you will find a vast array of amenities. Halifax's primary airport is a brief 40 minutes away and Nova Scotia's capital city of Halifax is just 45 minutes away! There are a large number of lakes, rivers, 4X4 & hiking trails within a close proximity to this home. This allows for incredible recreation all year round! Upon arrival at this spectacular home you will find yourself at the end of a quiet cul-de-sac. Friendly neighbors and minimal traffic make this an excellent place to retire, or start a family! As you drive in, you will discover a personal vineyard, mature fruit trees, manicured grounds, custom built stone pizza oven and fireplace, as well as a fantastic pond with bubbling fountain. The home has been outfitted with new windows and new cedar siding in 2017. All windows are specially designed thermal windows. Walk down the path in the back yard and you will encounter the most amazing place to have a picnic, do yoga, meditate or just relax! The brook and ravine are a sight to behold, any amount of time spent by this natural wonder is time well spent! Step inside to find stained glass windows, live edge window sills and hand crafted kitchen cabinetry. The main level has a thoughtful floor plan. This level consists of a large foyer, mudroom, greenhouse, workshop,



one fantastic bedroom, open concept kitchen, dining room & living room. The living room is fitted with a charming wood stove for those chilly fall/winter evenings! The upstairs level is equipped with a very open concept style. The flow between rooms is very natural. This level contains an additional spare bedroom with exposed beam, primary bedroom with en-suite bath, laundry room & the perfect office or workspace. This space could easily be converted into another bedroom! CALL NOW!!

Built in 2000

### Essential Information

MLS® #	202309463
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,345
Acres	2.56
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	August 21st, 2023

### Community Information

Address	118 Ardoise Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel
Waterfront	Stream/Pond

## Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Heating	Forced Air, In Floor, Stove, Other Heating/Cooling
Cooling	Other Heating/Cooling, Window Unit(s)
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Basement	None

## Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Ravine, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Insulated Concrete

## Additional Information

Zoning	N/A
--------	-----

## Listing Details

Listing Office	Exit Real Estate Professionals
----------------	--------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 13th, 2025 at 12:02am ADT