

# \$249,000 - 448 Birchwood Trail W, Cheverie

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MLS® #202309492

## \$249,000

3 Bedroom, 1.00 Bathroom, 1,024 sqft

Residential on 6.62 Acres

V1, Cheverie, NS

What a unique retreat! This 3 bedroom home is a 4 season year round home with the off-grid privacy and economy you've been dreaming of. The solar panels with 10 batteries provide your electricity, and the wired-in 7500, 30 amp, backup generator kicks in when you need it. There is a wood stove for lovely crackling heat along with baseboards that can be used with the generator. R24 in the walls and R40 insulation in the ceiling keep that heat in. Hot water is courtesy of an on-demand propane hot water system. 30 foot dug well with water treatment and reverse osmosis systems, and septic holding tank complete the economical systems. There are two well made sheds on the property also - one large 16x20, and one 12x8 shed. The front deck is a sizeable 16x29'5, and the back deck is 13'5x8'8. The property is gated and has a cellular security camera system for peace of mind when you're not home. The seller is open to holding a mortgage for approved buyers with 30-40% down payment. All of this privacy, peace, and power that nature provides is on a lovely 6.6 acre parcel 5 minutes to the ocean beaches of nearby Cheverie where you will find all of your necessities.



Built in 2009

## Essential Information

MLS® # 202309492

Price \$249,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	6.62
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 14th, 2023

### Community Information

Address	448 Birchwood Trail W
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Cheverie
County	Hants
Province	NS
Postal Code	B0N 2A0

### Amenities

Utilities	Electric, Propane, Other
Parking	Other, Dirt

### Interior

Interior Features	See Remarks
Appliances	Gas Range, Microwave, Refrigerator, Water Purifier
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

### Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Wooded
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

### **School Information**

Elementary	Brooklyn District Elementary School
High	Avon View High School

### **Additional Information**

Zoning	GR
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### **Listing Details**

Listing Office	Viewpoint Realty Services Inc.
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