

\$325,000 - 88 Highland Avenue, New Minas

MLS® #202309800

\$325,000

3 Bedroom, 2.00 Bathroom, 1,532 sqft

Residential on 0.36 Acres

V2, New Minas, NS

Welcome to this 72 year old 1.5 storey home in the heart of New Minas and in walking distance to shopping and all other amenities. Sitting on a large village lot, the property has two driveways, one on either side of the house, is nicely landscaped with a rear deck, privacy fence and a large backyard. The exterior is vinyl and has a new roof, eavestroughs and aluminium clad fascia as well as new vinyl window inserts on all three floors(Maintenance free). The present owners have created a cozy, open concept eat-in kitchen/living room area with ample kitchen cabinets on the main with a 4pc main bath and two bedrooms. Hardwood flooring with ceramic in bath. The second floor has a large master bedroom (freshly painted) and a separate storage area. The basement is fully finished and presently utilized as office space. Area consists of a lovely family room that can be closed off from the large, bright office space with walk-out exit. A spacious 3 pc bath/laundry and a storage area complete this floor. Good quality carpeting. Electric baseboard heating with two heat pumps(one on main + 1 upstairs) as well as a pellet stove in basement. Vermiculite under fiberglass insulation in the attic. Book your showing today!



Built in 1951

Essential Information

MLS® #	202309800
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,532
Acres	0.36
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 9th, 2023

Community Information

Address	88 Highland Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	New Minas
County	Kings
Province	NS
Postal Code	B4N 3J5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single, Other

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level, Parkland/Golf Course
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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
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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