

# \$479,000 - 88 Newtonville Road, Newtonville

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MLS® #202310301

**\$479,000**

4 Bedroom, 2.50 Bathroom, 2,768 sqft

Residential on 3.00 Acres

V2, Newtonville, NS

This custom built country home, built in 1998, offers country living minutes from Wolfville and New Minas in the Annapolis Valley. With only an hour commute to HRM and the Halifax Airport, it is exceptionally easy to access. This 2768 sq ft home is situated on a 3 acre lot, just a short distance from Lumsden Pond Provincial Park with its excellent swimming facilities. Located only minutes to Acadia University and the many nearby local vineyards. This amazing home offers 3/4 bedroom, office/bedroom, recreation room, cold room, 2 1/2 baths and utility room. The Great Room has 22 foot cathedral ceilings with post and beam look and skylights that offer loads of natural light. The Great Room has 100-year old refurbished hardwood floors and a built-in bar. The loft Primary Bedroom also has cathedral ceilings, skylight, and includes an ensuite bath. An added bonus in the Primary Bedroom is the glassed 30x10 deck with great views! The home is easily heated with in-floor lower level radiant heat, hot water baseboard throughout main level and a 24000 BTU Mitsubishi Mini Split on the Main Level and a 15000 BTU Mini Split on the lower level. Call for your personal viewing.



Built in 1998

## Essential Information

MLS® # 202310301

Price \$479,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,768                   |
| Acres          | 3.00                    |
| Year Built     | 1998                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Date Sold      | September 21st, 2023    |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 88 Newtonville Road |
| Area         | Annapolis Valley    |
| District     | Kings County        |
| Sub-District | V2                  |
| City         | Newtonville         |
| County       | Kings               |
| Province     | NS                  |
| Postal Code  | B4P 2R1             |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | No Garage, Gravel, Parking Spaces(s), Single                      |
| Waterfront     | Stream/Pond                                                       |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                                             |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator |
| Heating           | Baseboard, Ductless, Hot Water, In Floor, Radiant, Radiator                   |
| Cooling           | Ductless                                                                      |
| # of Stories      | 1                                                                             |
| Stories           | One and One Half                                                              |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Finished, Walk-Out Access                                               |

**Exterior**

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Lot Description | 3 to 9.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced, Wooded |
| Roof            | Asphalt                                                                  |
| Construction    | Brick, Vinyl Siding                                                      |
| Foundation      | Concrete Perimeter                                                       |

**School Information**

|            |                                    |
|------------|------------------------------------|
| Elementary | Gaspereau Valley Elementary School |
| High       | Horton High School                 |

**Additional Information**

|        |    |
|--------|----|
| Zoning | A2 |
|--------|----|

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | MacKay Real Estate Ltd. |
|----------------|-------------------------|

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