

\$335,000 - 197 Delusion Road, Moshers Corner

MLS® #202310415

\$335,000

3 Bedroom, 2.00 Bathroom, 1,415 sqft

Residential on 1.83 Acres

V3, Moshers Corner, NS

Have you been searching for a home that offers the peace and quiet of living in the country, yet not too far from everyday amenities and with Fiber-op internet? Look no further! This home gives you the space and privacy youâ€™ve been craving! Well maintained with lots of recent updates, you can move in and start enjoying your new home right away. The cheerful kitchen features new hardware, countertops & sink, paired with refinished cabinets and included appliances. Main floor living room and lower-level rec room lets family members spread out with their own space, and no more traffic jams in the morning with two full baths! The bedroom level just underwent a total transformation with engineered hardwood floors throughout, fresh neutral paint + shiplap feature wall, stylish light fixtures, new heaters & thermostats, and updated baseboards & casing (May 2023)! Efficiently heated and cooled with a recently serviced heat pump and cozy woodstove perfect for cold winter nights or power outages (wired for generator as well). One of the best parts of this property is the yard and location! Set back from the road with attractive landscaping and a paved driveway, leading to the wired detached garage ready for hobby time or toy storage. The backyard is private and peaceful with a large deck, mature birch trees, and plenty of space to garden. You are within a 5-minute drive to beach walks along the world-famous Bay of Fundy, where you can watch seals play on the shoreline or catch



a picture-perfect sunset! When you need to return to reality, it's nice to know that grocery store(s), hospital, highway access, and two great schools are only 10 minutes away. Don't drag your feet, you're likely not the only one looking for something this sweet!

Built in 1992

Essential Information

MLS® #	202310415
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,415
Acres	1.83
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 21st, 2023

Community Information

Address	197 Delusion Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Moshers Corner
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Wired, Double, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Side Split
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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