

\$495,000 - 76 Marsh Hawk Drive, Wolfville

MLS® #202310450

\$495,000

2 Bedroom, 2.50 Bathroom, 1,497 sqft

Residential on 0.14 Acres

V2, Wolfville, NS



This 5-year-old home enjoys 2 bedrooms and 2 bathrooms on the main level consisting of 1,292 sq. ft of finished space. Natural light is in abundance with Kohler single-hung windows throughout, the roof shingles are BP Mystique 40-year and the insulation value is R50 in the attic and R20 in the walls. The kitchen is glorious with ample cabinet space, a propane stove, walk-in pantry, and the walk-in entry closet has plenty of out-of-sight storage space. This well-built Marvelle home is in an R3 zone allowing the opportunity to add a rental suite on the lower level if desired, with appropriate permissions and permits. The R10 insulated 19 x 20 garage has an interior side door leading to the lower level for added convenience. Downstairs is partially finished and currently great for storage and wine or beer making. The home is in a blended neighbourhood of seniors, semi-detached properties, and nearby rentals. Youâ€™ll be minutes away from the Harvest Trail system.

Built in 2018

Essential Information

MLS® #	202310450
Price	\$495,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,497
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 15th, 2023

Community Information

Address	76 Marsh Hawk Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1B2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, 1.5, Wired, Paved, Single
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	R3
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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