

\$299,000 - 14 Connaught Avenue, Middleton

MLS® #202310561

\$299,000

4 Bedroom, 2.00 Bathroom, 1,676 sqft

Residential on 7.89 Acres

V3, Middleton, NS

Rare opportunity to own a spacious ground level condo unit in the heart of Middleton, situated on one of the most desirable streets in town. This open concept, one-level living space is truly a gem. Step out onto the balcony or admire the view from the bay windows, overlooking the expansive private backyard with shared access to the picturesque Annapolis River. With two bedrooms, two baths, and laundry facilities conveniently located on the main floor, this condo offers both comfort and practicality. The basement provides direct walk-out access to grade, featuring a generous family room and an enormous unfinished area that holds incredible potential for additional living space. Imagine the possibilities! The unit is complete with a cozy fireplace and essential appliances, making it ready for you to move in and start enjoying the comfortable lifestyle it offers. Meticulously maintained and recent flooring/paint throughout, this property is attractively priced to sell, ensuring exceptional value for prospective buyers. As a resident, you will also have shared access to a 7.8-acre lot with frontage on the scenic Annapolis River, providing the perfect setting for outdoor activities and relaxation. Furthermore, the affordable monthly condo fee of only \$350 covers exterior maintenance, snow removal, groundskeeping, and municipal water, granting you peace of mind and a worry-free living experience. Included with the unit is one parking space. Don't miss out on this



remarkable opportunity to own a rare and desirable condo unit in Middleton. Schedule a viewing today and envision the lifestyle that awaits you!

Built in 1987

Essential Information

MLS® #	202310561
Price	\$299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,676
Acres	7.89
Year Built	1987
Type	Residential
Sub-Type	Condominium
Style	Bungalow
Status	Closed
Date Sold	June 16th, 2023

Community Information

Address	14 Connaught Avenue
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Middleton
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Assigned, Parking Spaces(s), Paved
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Annapolis East Elementary School
High	Middleton Regional High School

Additional Information

Zoning	R
HOA Fees	350
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Banner Real Estate
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