

\$449,000 - 529 Frasers Mountain Branch Road, Woodburn

MLS® #202310644

\$449,000

4 Bedroom, 2.00 Bathroom, 2,240 sqft
Residential on 3.00 Acres

#40, Woodburn, NS

Welcome to this stunning property nestled on 3 acres of meticulously landscaped land. This gorgeous 4-bedroom, 2-full bath split entry home is a true gem. As you approach, you'll be greeted by the attached garage, wired, heated, and complete with a convenient counter and sink. Step inside and prepare to be amazed by the beauty that awaits you. The kitchen is a true focal point, boasting a stunning design, modern appliances, a large island, and a separate dining area. It's a chef's dream come true, perfect for preparing meals and entertaining guests. The primary bedroom offers a peaceful retreat, featuring a walk-in closet that opens to the large four-piece bath. Pamper yourself in the luxurious soaker air jet tub, creating a spa-like atmosphere in the comfort of your own home. One of the remarkable features of this property is the geothermal heating system, ensuring energy efficiency and cost savings throughout the year. Say goodbye to high utility bills while enjoying a comfortable and environmentally friendly living space. Step outside and be captivated by the brand-new deck, complete with a gazebo on the first level. It's the perfect spot to relax, unwind, and enjoy the beautiful surroundings. Descend the stairs to discover a large on-ground pool, creating the ideal setting for entertaining guests and creating lasting memories. Beyond the main property, you'll find an additional area of private park-like



space. This area is perfect for friends and family to park their campers or pitch tents for those unforgettable summer nights. There's also an additional garage and shed on the property, providing ample storage space for all your needs. Conveniently located just minutes away from the famous Melmerby Beach, a golf course, scenic trails, and the town of New Glasgow, this property offers the perfect balance between tranquility and accessibility. Whether you seek relaxation, outdoor activities, or a vibrant community, this home caters to all your desires.

Built in 1996

Essential Information

MLS® #	202310644
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,240
Acres	3.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2023

Community Information

Address	529 Frasers Mountain Branch Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#40
City	Woodburn
County	Pictou
Province	NS
Postal Code	B2H 5C4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel, Multiple Driveways
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Heat Pump
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	F. H. Macdonald Elementary School
Middle	East Pictou Middle School
High	North Nova Education Centre

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Blinkhorn Real Estate Ltd.
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