

\$449,900 - 2296 Highway 362, Margaretsville

MLS® #202310963

\$449,900

4 Bedroom, 2.00 Bathroom, 1,391 sqft

Residential on 1.18 Acres

V3, Margaretsville, NS

Stunning executive bungalow located moments from the iconic bayside village of Margaretsville. Premium construction is highlighted throughout boasting energy-efficient ICF walls and eye-catching brick and stone work. The home sits nicely on a beautifully landscaped lot and has wonderful curb appeal with a ground-level wrap-around deck accented with a pergola on the side of the house. A gorgeous custom-built brick outdoor wood fireplace will be a great place for friends and family to gather. A bright well laid-out kitchen features custom medium-tone cherrywood cabinetry with light Corian countertops, which transitions around nicely into a delightful breakfast bar, and a natural stone backsplash that flows into the dining room for an eye-catching feature wall. The main focal point of the family room is a zero-clearance wood-burning fireplace, surrounded by decorative stone and finished off with a splendid wood mantle. The large private primary bedroom has the convenience of a 3-piece ensuite. There are two additional bedrooms and the attached garage was refinished and used as an additional bedroom, but could be used as a family room or quickly changed back into a garage as the garage door and hardware remain mostly in place, you choose! With a two-year-old heat pump, central vac, wired-for generator, an invisible dog fence installed, 2 sheds, and a detached single garage this home has it all. ready for immediate occupancy! call today to book your



showing.

Built in 2011

Essential Information

MLS® #	202310963
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,391
Acres	1.18
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 17th, 2023

Community Information

Address	2296 Highway 362
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Margaretsville
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Wired, Double, Paved
# of Garages	1

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator

Heating	Fireplace(s), Ductless, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Insulated Concrete

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	Gen Dev
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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