

# \$288,000 - 12006 Highway 1, Brickton

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MLS® #202311017

**\$288,000**

4 Bedroom, 2.00 Bathroom, 2,300 sqft

Residential on 2.25 Acres

V3, Brickton, NS

This 4 bedroom home is ready for a new family. Situated on 2.5 acres with lots of room for animals or gardening. A stream borders the property at the rear. As you enter the rear porch you walk into the kitchen, to the right is a full bath and a laundry room with tons of storage. Off the other side of the kitchen is a dining room, then we have a very large living room with a wood burning fireplace(needs liner. Also on the main floor is a large den that has a pellet stove(2019) for extra heat. This pellet stove heats the house quite well as an alternative to the oil hot water. The second floor consists of 4 bedrooms, another full bath and a sitting area. Most of the windows have been replaced , however there are still a few more to do. Roof Shingles are approximately 2015. Age of the oil furnace and oil barrel is 2015. Other features include a 1.5 garage, shed, large chicken coop and small barn with two stalls, water and power to the barn. Lovely front porch to sit and drink your morning coffee. The exterior of the home is in need of paint and a few new wooden shingles. Seller is negotiable on any contents. New 20x12 above ground pool can be included. Great for a first time home buyer or someone looking for a hobby farm.



Built in 1944

## Essential Information

MLS® #

202311017

|                |                         |
|----------------|-------------------------|
| Price          | \$288,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,300                   |
| Acres          | 2.25                    |
| Year Built     | 1944                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | August 31st, 2023       |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 12006 Highway 1  |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Brickton         |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0S 1M0          |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                       |
| Parking        | Detached, 1.5, Other, Circular Driveway, Gravel         |
| # of Garages   | 2                                                       |
| Waterfront     | Stream/Pond                                             |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Furnace, Hot Water, Stove                      |
| Fireplace         | Yes                                            |
| Fireplaces        | Fireplace(s)                                   |
| # of Stories      | 1                                              |
| Stories           | One and One Half                               |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished, Walk-Out Access              |

**Exterior**

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Cleared, Landscaped, Level |
| Roof            | Asphalt                                     |
| Construction    | Shingle Siding                              |
| Foundation      | Concrete Perimeter, Stone                   |

**School Information**

|            |                                      |
|------------|--------------------------------------|
| Elementary | Lawrencetown Consolidated School     |
| High       | Bridgetown Regional Community School |

**Additional Information**

|        |      |
|--------|------|
| Zoning | None |
|--------|------|

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Banner Real Estate |
|----------------|---------------------------|

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