

\$298,900 - 38 Hamilton Avenue, Brookfield

MLS® #202311240

\$298,900

3 Bedroom, 1.50 Bathroom, 1,860 sqft

Residential on 1.00 Acres

N/A, Brookfield, NS

Located in the beautiful Village of Brookfield, Colchester County, within walking distance to schools, shopping, recreation trails and so much more. This century old home has approximately 2200 sq ft of living space with period features such as 9 ft vaulted ceilings, wainscoting, ceiling medallions, crown molding, original plank floors, and lots of natural light. Situated on one of the most desirable properties, located at the end of the lane, it is private, with mature trees, perennial gardens, a large yard, and has direct access to the golf course. There is a 10x12 garden shed, and a double-detached garage with a 24x26 loft that could easily be developed for a rental apartment or business opportunity. You are welcomed home through the antique front door! Take a stroll over the flagstone path, through a pair of 150 year old maple trees into the main hall or park in the driveway and enter through the mud room, then into a large country kitchen. If you're enjoying the back yard—the large patio offers easy access to the pool and directly into the dining room. The main floor is all common living space excellent for entertaining with a large kitchen, dining room, half bath, double living room, and front hall stairway. Upstairs has 3 bedrooms, main bathroom and a separate laundry room with built in linen storage. Previous generations have each lovingly added features and upgrades to this home. The most recent include new windows, moving the laundry room from the porch to upstairs, a new drilled



well, upgraded electrical wiring, new oil tank in basement, hot water tank, updated kitchen, main floor half bathroom, a pool, gardens, fire pit and more. You can create the story and develop its next chapter!

Built in 1923

Essential Information

MLS® #	202311240
Price	\$298,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,860
Acres	1.00
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 31st, 2023

Community Information

Address	38 Hamilton Avenue
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Brookfield
County	Colchester
Province	NS
Postal Code	B0N 1C0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Other, Gravel
# of Garages	2
Has Pool	Yes

Pool	Above Ground
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Interior

Interior Features	High Speed Internet
Appliances	Glass Cooktop, Stove, Refrigerator
Heating	Baseboard, Fireplace(s), Forced Air
Fireplace	Yes
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level, Parkland/Golf Course, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Brookfield Elementary School
High	South Colchester Academy

Additional Information

Zoning	RES
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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