

\$249,500 - 1342 Hectanooga Road, Mayflower

MLS® #202311356

\$249,500

2 Bedroom, 1.00 Bathroom, 1,075 sqft

Residential on 15.00 Acres

V4, Mayflower, NS

Private country homestead! Tucked up off the main road down a treed private driveway, this two-bedroom, one-bathroom small home / cottage with large barn and various outbuildings sits on 15 acres of mostly undeveloped land. This would be the perfect hobby farm / homestead or a really nice recreational property or seasonal retreat. There is an approximately half-acre cleared field that would be great for horses or farm animals. There is a huge 24x48â€™™ wired barn with a concrete floor and walk-up loft and doors in multiple places, convenient if you wish to use this for livestock. The house is nicely laid-out with a new sunroom / living room addition that opens up onto the spacious kitchen / dining area. The kitchen counter has been painstakingly refinished back to the original wood and an antique farm sink adds a lot of charm. The cabinet doors have been removed but are still available should a future homeowner wish to put them back up. The interior is very charming and features lots of custom stone and wood working giving the interior spaces a lot of character. The newly-renovated bathroom has a custom tiled shower with high-end Kohler plumbing fixtures and matching bathroom accessories. The new vanity has a stone top and custom cabinet hardware. There is also a den / office on the main level that could serve as a small bedroom. Upstairs there are two bedrooms, the larger one with a king bed that may remain. Back outside you will find an automatic



propane generator with four tanks on site with lots of fuel to last through an extended power outage. The yard contains lots of mature trees, perennial bushes, etc for year round interest. There is lots of space to garden or enjoy any activities you wish and there is a greenhouse and other small outbuildings. There is additional land that could be developed into additional space. There is a lot of potential here and is a very unique property. Call today to arrange a viewing appointment of this very special property!

Essential Information

MLS® #	202311356
Price	\$249,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,075
Acres	15.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 30th, 2023

Community Information

Address	1342 Hectanooga Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Mayflower
County	Digby
Province	NS
Postal Code	B0W 2Y0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Wired

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Stove
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	10 to 49.99 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Block, Concrete Perimeter

Additional Information

Zoning	RES
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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