

\$295,000 - 245 Town Road, Falmouth

MLS® #202311657

\$295,000

2 Bedroom, 1.00 Bathroom, 1,180 sqft

Residential on 2.33 Acres

V1, Falmouth, NS

Great location in Falmouth! This 2 bedroom, one bath home needs finish work but could be a beauty. Most of the big things have been done, i.e. siding, gutters and fascia all done in 2020, fibreglass oil tank in 2022, ductless heat pump in 2021, hot water heater in 2021, Bathroom - stylish tiled shower and black fixtures. Electrical upgrade to 200 amps. original hardwood in the living and dining and garden doors from the dining to a "future"™ deck, Fireplace with wood insert in the living room, new front door, new front porch and the list goes on. There are things to be done but this is where someone's personal taste can be implemented. This is a diamond in the rough but it has tons of potential. This property is approx 2.5 acres which allows for great outdoor space for family activities such as a fire pit, campouts for the littles or who knows what!! Call for a showing.



Built in 1941

Essential Information

MLS® #	202311657
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,180
Acres	2.33
Year Built	1941

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 17th, 2023

Community Information

Address	245 Town Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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