

\$479,000 - 35 Edward Drive, Garlands Crossing

MLS® #202311791

\$479,000

2 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.13 Acres

V1, Garlands Crossing, NS

Are you looking for the ultimate adult community? Look no further. What we have here is a two bedroom two bath one level home in "The Crossings". This home is up to date, "move-in" ready with a plethora of desired features. Granite kitchen counters, custom kitchen cabinets (find the secret cupboard), matching granite vanities and Luxury vinyl plank flooring throughout the entire home. Primary bedroom ensuite has a large walk in shower and walk in closet facing the fully fenced/gated landscaped backyard with an unobstructed view of the park area of "the Crossings". Also included are 6 high end Samsung appliances and ALL custom Hunter Douglas window coverings and shades as well as two gorgeous stained glass window inserts. Ductless heat-pump cooling and/or baseboard heating (no oil). The no-step front entrance, wider doorways as well the attached single garage offers years of independent living. The Crossings is an active pet friendly ADULT community located 5 min out of Windsors amenities, 35-40 min to Bedfords shopping centres. Wine vineyards and trendy restaurants with local shops are within 20 minutes or less. Skiing, hiking, walking, take your pick, it's all here. Make your private viewing appointment today!



Built in 2018

Essential Information

MLS® #	202311791
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 3rd, 2023

Community Information

Address	35 Edward Drive
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Garlands Crossing
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Heated Garage, Wired, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Elementary School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Keller Williams Select Realty
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