

\$530,000 - 77 Birch Drive, Meadowvale

MLS® #202311915

\$530,000

4 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 0.92 Acres

V3, Meadowvale, NS

Owner occupied since new, this sprawling bungalow is ready for a new family to call it home! Nicely situated in a quiet subdivision, on a spacious corner lot just shy of an acre. The lush landscaping with irrigation and mature trees gives this property plenty of curb appeal. Inside offers the right amount of space for modern family living, or a luxurious retirement home without compromises. The recently renovated kitchen is the heart of the home, featuring gorgeous quartz countertops, included stainless steel appliances, tiled backsplash, and XL island! Opening onto the formal dining room and stately great room with vaulted ceilings and propane fireplace, the open concept design is perfect for keeping an eye on little ones or hosting family dinners. The desirable split floorplan gives you privacy with three bedrooms, a 4pc bath, and a sunny family room on one side of the home, and a lavish primary suite with walk in closet and 5pc ensuite w/glass & tiled shower and deep jet tub on the other side. Complete with a convenient laundry & storage room just off the attached garage, gorgeous newly installed porcelain tile floors throughout over cozy in floor heating, two efficient heat pumps, and the most adorable screen room where you can sip your morning coffee while watching the birds in your private backyard. Heading back outside, the handy person will appreciate the second detached garage with its own paved driveway. Measuring 26x36 with 9'™ ceilings and full overhead loft, you can take hobby time to a



whole new level! Take a dip in the above ground pool on a hot summer day, or invite your friends over for a BBQ in the fenced backyard. This gem is only minutes to nearby Greenwood, schools, golf course, and parks. Take a look for yourself, this could be the perfect home youâ€™ve been waiting for!

Built in 2005

Essential Information

MLS® #	202311915
Price	\$530,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.92
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 13th, 2023

Community Information

Address	77 Birch Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Meadowvale
County	Annapolis
Province	NS
Postal Code	B0P 1R0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Attached, Detached, Wired, Double, Multiple Driveways, Paved
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Refrigerator
Heating	Fireplace(s), Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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