

\$399,000 - 9650 Highway 10, Nictaux

MLS® #202311972

\$399,000

3 Bedroom, 2.00 Bathroom, 2,028 sqft

Residential on 0.79 Acres

V3, Nictaux, NS

Don't miss this spacious and well built family home offering 3 bedrooms, 2 full baths, office/den, family room, living room and dining room plus tons of storage in the unfinished basement and attached double car garage. The 0.78 acre lot is nicely landscaped and boasts great valley views from the back deck, patio and master bedroom. Convenient access to town amenities including shopping, schools, hospital and more but with the benefit of low county taxes. The property is walking distance to the Annapolis River and Riverside Park, providing access to trails, fishing and kayaking plus you are just a 10 minute drive to Port George to take in Bay of Fundy sunsets and scenery. Also a quick commute to CFB Greenwood! Ample parking and outdoor storage provided by the paved, circular/oversized driveway. The home is connected to municipal sewer and has a drilled well for water supply. The purchase price includes the roof mounted 9.18kW Solar Panel system (no lease takeover, owned outright). This system keeps electricity costs very reasonable and protects the owner from future increase in power costs. Properties like this don't last long - act quick!



Built in 1972

Essential Information

MLS® # 202311972

Price \$399,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,028
Acres	0.79
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 31st, 2023

Community Information

Address	9650 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Circular Driveway, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	4
Stories	4 Level
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Block

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	R-3
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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