

\$289,000 - 8682 Highway 201, Nictaux

MLS® #202312033

\$289,000

3 Bedroom, 1.50 Bathroom, 1,648 sqft

Residential on 0.96 Acres

V3, Nictaux, NS

Welcome to this charming century home nestled in the heart of the Annapolis Valley of Nova Scotia. Situated on a spacious 1-acre lot, this well-maintained property offers a harmonious blend of historic charm and modern conveniences. The property features mature shade trees, extensive vegetable gardens, a lovely fire-pit area, and a large barn/garage with power, providing abundant storage space and workspace options. Many recent "heavy-lifting" improvements including recent windows, recent metal roof, fresh exterior paint (2023), fibreglass oil tank (2015), plaster removed & re-insulated, 200A electrical panel, and more. Step inside to discover the timeless beauty of hardwood flooring throughout, enhancing the character of this home. Cozy up by the wood stove during the colder months, creating a warm and inviting atmosphere. Abundant natural light illuminates the space beautifully. Relax and entertain on the large wraparound front deck or recently constructed back deck, perfect for enjoying the picturesque views of the beautifully landscaped grounds. Don't miss the opportunity to own this exceptional century home with its impressive features and desirable location, just moments to the amenities of Middleton and under 15 min to CFB Greenwood. Will not last at this price!



Essential Information

MLS® #	202312033
Price	\$289,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,648
Acres	0.96
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 5th, 2023

Community Information

Address	8682 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Other, Circular Driveway, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	C-1
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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