

\$89,900 - Lot 3 Canaan Road, Nicholasville

MLS® #202312359

\$89,900

Bedroom, Bathroom,
Land on 13.40 Acres

V3, Nicholasville, NS

Flowing river, gorgeous forest, newly-built long driveway and abundant nature space! Whether you're looking for an estate-sized riverfront lot or a subdivision development opportunity, this 13.4 acre property spanning 456 feet of riverfront is the perfect canvas for your imagination. On a quiet year-round road, turning down the new 900ft driveway winds you through a serene forest toward a canopy of maple, pine and hemlock trees. A 12'x16' shed is already on-site, and numerous building sites along the riverbank can be imagined with views of the flowing water. A sketch from ABLE Engineering & Surveying shows the property boundaries and dimensions, including 419 feet of frontage on Canaan Road which makes this property suitable for subdividing into 4 lots as-of-right; preliminary sketch of subdivision is available for reference, or re-imagine as you wish! There are no restrictive covenants, and Kings County N1 zoning permits a variety of uses including one or two-unit dwellings, mobile homes, recreational cabins, or forestry/agricultural uses. Enjoy the quiet solitude of nature with amenities nearby; less than 15 minutes to Greenwood and Berwick, and 1.5 hours to downtown Halifax or the Halifax airport. Start planning your riverfront dreams today!



Essential Information

MLS® #

202312359

Price	\$89,900
Acres	13.40
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 22nd, 2023

Community Information

Address	Lot 3 Canaan Road
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Nicholsville
County	Kings
Province	NS
Postal Code	B0P 1C0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	Gravel
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Exterior

Lot Description	Hardwood Bush, Not Landscaped, Softwood Bush, Wooded, 10 to 49.99 Acres
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Additional Information

Zoning	N1
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Listing Details

Listing Office	EXIT Realty Inter Lake
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