

\$553,600 - 7752 Highway 14, Brooklyn

MLS® #202312390

\$553,600

5 Bedroom, 2.50 Bathroom, 2,851 sqft

Residential on 1.88 Acres

V1, Brooklyn, NS

Welcome to 7752 Highway 14, Brooklyn. This century farmhouse will astonish you with its grand rooms, high ceilings, beautiful craftsmanship and charm. Upon entering the house you will be greeted with breathable space and large formal living and dining rooms to either side. The open concept kitchen welcomes you with a walk-in pantry and a newly installed custom Elmira Stove Works "Fireview" wood-burning cookstove (2022). The main floor also offers a family room perfectly suited for TV or library area, a large laundry room ready to please organizational goals, sunroom overlooking the back yard and a 3PC bathroom. An elegant staircase leads up to the 5 bedrooms, 4PC bathroom and desirable living area. The walk out basement is a perfect space for development and is ready to do so, offering a shape ideal for a rec room, wine cellar, billiards area or all of the above! Surrounding the home you'll find 3 decks to watch the stunning valley sunsets, paved driveway with room for multiple vehicles and 3 buildings including an ice shed, chicken coop/garden shed and large barn (39x54) - all in great condition. In addition to the 3 outbuildings is the detached 2 bedroom rental home which includes 2 bedrooms, laundry/bathroom, kitchen and living/dining room area. The value is endless as the zoning LC "local commercial" is appealing for Barn Wedding Venue opportunists, AirBnB Hosts, Bed and Breakfast Owner enthusiasts and other investors. Look no further for the



peaceful country lifestyle you've always
dreamt of!

Essential Information

MLS® #	202312390
Price	\$553,600
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,851
Acres	1.88
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 14th, 2023

Community Information

Address	7752 Highway 14
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Brooklyn
County	Hants
Province	NS
Postal Code	B0N 2A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Parking Spaces(s), Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace, Hot Water, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes

Fireplaces	Wood Burning Stove, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt, Metal
Construction	Wood Siding
Foundation	Block, Other, Stone

School Information

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	LC
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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