

\$999,500 - 199 Canaan Cross Road, North Alton

MLS® #202312665

\$999,500

4 Bedroom, 2.50 Bathroom, 2,864 sqft

Residential on 10.71 Acres

V2, North Alton, NS

Modern luxury, private rural living. This is the character of 199 Canaan Cross Road, a 10.7-acre property which effortlessly blends the amenities of modern living with the joys of private, country life. The 2864 sqft home currently boasts three bedrooms and two and a half bathrooms, while easily having the space to be a five bedroom home, which makes it ideal for families and for those who entertain. The interior design is bright and airy, highlighted by a stunning great room with a vaulted ceiling, a cozy fireplace and floor to ceiling windows which light up the main and upper levels. The house then flows into a sleek modern kitchen with high-end countertops, a large undermount sink and modern appliances. The main floor further includes a bonus room, laundry room, half-bath, garage access, and the master bedroom which not only has an ensuite bathroom but also opens directly onto the spacious patio and state of the art Swim-Spa. Moving upstairs, the open concept illuminates the space, which includes two more bedrooms, an office space and another bathroom. At the end of the hallway, there is a large rec room with a walk out balcony, but could become a grand bedroom if you didn't want the master on the main floor. The majority of the acreage is level and landscaped to provide a stunning vista from the patio, pool and screened-in porch. For those who love to tinker, a spacious garage/barn/workshop a short distance away from the main house awaits. This house has



all of the modern amenities you could desire, including a ground mounted 10kw solar array and roof mounted 3.6kw solar array. In terms of location, the property is ideally situated in the beautiful Annapolis Valley. It is only a 10-minute drive to Kentville and a 15-minute drive to Wolfville, making your every need - be it groceries, shops, wineries, markets and ridiculously good restaurants - only a short drive away.

Built in 2015

Essential Information

MLS® #	202312665
Price	\$999,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,864
Acres	10.71
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	May 17th, 2024

Community Information

Address	199 Canaan Cross Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	North Alton
County	Kings
Province	NS
Postal Code	B4N 3V8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Double, Garage, Wired, Other, Gravel
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer - Gas, Washer, Refrigerator
Heating	Baseboard, Ductless, In Floor
Fireplace	Yes
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	A2
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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