

\$339,000 - 7 Bluff Road, Avonport

MLS® #202312789

\$339,000

4 Bedroom, 1.00 Bathroom, 2,386 sqft

Residential on 0.82 Acres

V2, Avonport, NS

Bright and airy bungalow! Welcoming front entrance leads to a spacious living room with built-in hearth and efficient wood insert. A cozy dining nook is nestled between it and the equipped kitchen with ample storage, custom features, island and all appliances. Three, good-sized bedrooms, large bathroom and bonus fourth bedroom with an exterior door, which could be a great den/office or home-based business. From the side entrance, a convenient laundry/mudroom takes you to the lower lever, where you will find utilities, abundant storage with potential for future development, coldroom and a generous family room with woodstove “excellent for entertaining! Quality construction, from the steel beam to the brick exterior. Lots of upgrades, including generator panel! Outside, a shaded deck, mature landscaping, garden, wired outbuilding, firepit area, lots of room to play and circular drive. Avonport is a charming community with rolling hills, farmland, vineyards and incredible views of the Minas Basin and Blomidon. This home sits on a corner lot, within walking distance to school, church, three beaches and walking trails. Less than 15 mins to Wolfville or Windsor with easy highway access and approx. 45 mins to Airport. A2 zoning allows for lot of options.



Built in 1964

Essential Information

MLS® #	202312789
Price	\$339,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,386
Acres	0.82
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 10th, 2023

Community Information

Address	7 Bluff Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Avonport
County	Kings
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Wired, Circular Driveway, Gravel, Single

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

School Information

Elementary	L. E. Shaw Elementary School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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