

\$399,900 - 20 Fowler Court, New Minas

MLS® #202313169

\$399,900

4 Bedroom, Bathroom,
Residential Income on 0.27 Acres

V2, New Minas, NS

Step into a world of convenience and versatility with this distinctive Over/Under Duplex property nestled in the desirable Minas Vale subdivision of New Minas. This spacious abode showcases a harmonious blend of comfort and practicality across an expansive 2,300 square feet of living area. The main floor is a haven of tranquility, boasting three ample-sized bedrooms and a sun-kissed sunroom, perfect for leisurely afternoons or cozy evenings. A partially finished lower level further enhances the space, serving as the canvas for your future expansions or a practical storage solution. Downstairs, discover a charming 1-bedroom apartment unit that promises a world of opportunities. This independent space can be an ideal residence for tenants, providing a source of additional income to support your financial goals. Alternatively, it can be a private sanctuary for extended family members, adding a touch of warmth to your living arrangement. Outdoors, a double-paved driveway ensures ample parking for both units. This property is more than just a home - it's a unique opportunity for smart homeownership. Live comfortably in one unit while the other unit, through rent, contributes to your mortgage or provides financial flexibility. Moreover, it perfectly accommodates extended family living arrangements or tenant occupancy. With its spacious living area, adaptable configuration, and coveted location, this duplex property stands as an attractive and smart housing



option in New Minas. Its promise of a comfortable lifestyle paired with financial wisdom makes it a true gem in the market. Don't miss out on this rare opportunity to embrace the best of both worlds – a dream home and a wise investment.

Essential Information

MLS® #	202313169
Price	\$399,900
Bedrooms	4
Acres	0.27
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	September 12th, 2023

Community Information

Address	20 Fowler Court
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	New Minas
County	Kings
Province	NS
Postal Code	B4N 3J2

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Parking Spaces(s), Paved

Interior

Interior Features	See Remarks
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Microwave
Heating	Baseboard, Furnace, Hot Water
Has Basement	Yes

Basement	Full, Finished, Walk-Out Access
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Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Brick, Masonite/Colour Lock
Foundation	Concrete Perimeter

School Information

Elementary	New Minas Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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