

\$439,900 - 138 Old Court House Branch Road, Valley

MLS® #202313534

\$439,900

3 Bedroom, 2.00 Bathroom, 2,273 sqft

Residential on 1.73 Acres

N/A, Valley, NS

Let a Tree-lined and Canopied Driveway bring you into this Piece of Perfected Privacy! Set on 1.73 acres, this stately home set back from the road, is nestled away with views across the valley, family fun all around, and a football field-sized yard. This traditional 3 BRM Cape Cod home greets you from the front verandah to a large living and dining room combo to one side and a multi-purpose room to the other.

The kitchen, meeting these spaces in the back, overlooks the expansive backyard with swimming pool, large back deck, fenced area for the family pets, and even a "She Shed" oasis perched at the edge of the lawn, with sights of fields and riverbeds below. The kitchen features hardwood cabinetry, a portable kitchen island, and pantry cabinetry - great storage and functionality. A main floor half bath here is located right off the "deconstructable" mudroom back entrance.

The current owners have taken over part of the garage for this space and use the garage as a shed and storage area now. There is a main floor room that can serve as an office, den, or formal dining room. Upstairs are 3 beautifully large bedrooms, a fully renovated main bath, bedroom level laundry area, and a luxurious soaker tub under a sky light as you enter the Primary Bedroom quarters. A back stairwell leads down from the Primary bedroom to the garage. This space, in addition to the pull down attic, make for fantastic storage spaces. The basement has a rec room being used as an exercise room (you



could put a wood stove back into this room), a home office, and storage/workshop space - a great amount of varied areas overall for the active family. Minutes from town, this stunning setting will have you swooning. Call for your appointment today.

Built in 1984

Essential Information

MLS® #	202313534
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,273
Acres	1.73
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 24th, 2023

Community Information

Address	138 Old Court House Branch Road
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Valley
County	Colchester
Province	NS
Postal Code	B6L 3Y1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Garage, Wired, Concrete, Gravel, Paved
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Valley Elementary School
Middle	Redcliff Middle School
High	Cobequid Educational Centre

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY/R-1 - RESIDENTIAL
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Listing Details

Listing Office	RE/MAX Nova
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