

# \$749,900 - 84 High Valley Drive, West St. Andrews

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MLS® #202313957

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,781 sqft

Residential on 1.33 Acres

N/A, West St. Andrews, NS

Welcome home to 84 High Valley Dr, a modern bungalow, nestled on an expansive 1.33-acre lot bordering the St Andrews River. The covered front porch is the perfect spot to grab a morning coffee as you soak in the picturesque perennial flower beds. Inside, youâ€™ll be greeted by an open-concept great room, featuring soaring vaulted ceilings and floor-to-ceiling windows, which bathe the space in natural light. Prepare to be amazed by the chef's kitchen, where gleaming countertops, a generous walk-in pantry and high-end appliances make meal preparation a breeze. This home was designed with entertaining in mind; the oversized kitchen island will accommodate all your baking needs or be the gathering spot for a Nova Scotia kitchen party, while the dining nook will hold even the largest dining table. After a long day you can retreat to the primary suite, with a walk in closet and 5pc. ensuite inviting you to soak all your stress away in the standalone soaker tub. The main level is also home to 2 spacious secondary bedrooms, a full bath and conveniently located laundry room. Need an extra bedroom or office space? The basement provides just that, ensuring there's ample room for your growing needs. The basement level also features a large entertaining space that can be used as a family, games, rec room or whatever suits your needs. Step outside to the walkout basement and discover your private oasis with a hot tub, ready to soothe your weary muscles after a long day as you gaze



up at the starlit sky. Bonus: this home offers a 30â€™X40â€™ detached, wired garage with separate driveway access, parking, storage for all your toys, hobbies, the possibilities are endless. This peaceful country lot is perfectly located minutes from all the amenities Stewiacke has to offer, 30 minutes from the Halifax International Airport and 45 minutes for the heart of Downtown Halifax. Book your showing today.

Built in 2021

**Essential Information**

MLS® #	202313957
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,781
Acres	1.33
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 10th, 2023

**Community Information**

Address	84 High Valley Drive
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	West St. Andrews
County	Colchester
Province	NS
Postal Code	B0N 2J0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Detached, Triple, Wired, Double, Gravel
# of Garages	3
Is Waterfront	Yes
Waterfront	River Front, River Access

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

### **Exterior**

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winding River Consolidated School
Middle	South Colchester Academy
High	South Colchester Academy

### **Additional Information**

Zoning	N/A
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### **Listing Details**

Listing Office	Engel & Volkers
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