

# \$400,000 - 624 Highway 1, Comeauville

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MLS® #202314245

**\$400,000**

2 Bedroom, 1.50 Bathroom, 1,435 sqft

Residential on 2.51 Acres

V4, Comeauville, NS

Stunningly landscaped, meticulously cared for, and updated with modern and fresh décor, finishes, and freshly painted throughout! Easy low maintenance living with the updated exterior, attached two vehicle garage, and one level living make this an ideal retirement property, or perfect for a growing family, with lots of space, oversized rooms and a giant family room in the basement is sure to please family members of any age! From the impressive wood burning fireplace to the updated and chic kitchen and appliances, to the oversized primary bedroom with impressive five-piece ensuite and heated tile floor, discerning buyers will appreciate the quality offered in this home! Step out onto your back deck, with a partially fenced yard, impressive landscaping with a gentle brook passing by the rear of the property, and ocean views from the front you are sure to be impressed! Oversized shed is wired, and there is a very large workshop space in the basement that could easily be transformed into more living space! Turnkey - furnishings can be negotiated, and the seller is able to offer a quick closing! Comeauville is steeped in history, culture, accessible beaches, dining, you will find yourself close to everything your heart desires!



Built in 1968

## Essential Information

MLS® #	202314245
Price	\$400,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,435
Acres	2.51
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 20th, 2023

### Community Information

Address	624 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Comeauville
County	Digby
Province	NS
Postal Code	B0W 1M0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	River Front

### Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Washer/Dryer, Refrigerator
Heating	Baseboard, Electric, Fireplace(s), Heat Pump
Fireplace	Yes
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Lot Description              1 to 2.99 Acres, Landscaped, Level  
Roof                              Metal  
Construction                Brick, Shingle Siding  
Foundation                  Concrete Perimeter

**Additional Information**

Zoning                         Res

**Listing Details**

Listing Office                RE/MAX Banner Real Estate

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