

\$460,000 - 16 Katie Court, Currys Corner

MLS® #202314721

\$460,000

3 Bedroom, 2.50 Bathroom, 2,437 sqft

Residential on 0.23 Acres

V1, Currys Corner, NS

Welcome home to 16 Katie Court! This charming and meticulously well-kept 3-bedroom, 2-bathroom home is now available for sale for the first time after being built by the original owners. Nestled on a quiet street, this property offers convenient access to Windsor, just a short 5-minute drive away. Upon entering this delightful residence, you'll be greeted by a warm and inviting ambiance. The interior showcases a thoughtful floor plan, maximizing both space and functionality. The living area exudes comfort, featuring large windows that allow an abundance of natural light to fill the room, creating an airy and bright atmosphere. The kitchen is a true masterpiece, carefully designed with ample cabinet space. It seamlessly flows into the adjacent dining area, providing the perfect space for family gatherings and entertaining guests. The primary bedroom is a private retreat, boasting generous dimensions and an en-suite bathroom, ensuring your utmost comfort and convenience. The two additional bedrooms are spacious and versatile, offering flexibility for a growing family or the possibility of a home office or hobby room. The basement has a massive rec room and offers possibilities for an additional bedroom or office as well as a bathroom. Stepping outside, you'll discover a meticulously landscaped yard that beckons you to relax and unwind. Whether you prefer hosting barbecues on the patio, cultivating a vibrant garden, or simply enjoying the tranquility of the outdoors, this property



provides endless possibilities for relaxation and enjoyment as it backs onto a protected greenspace. Located in Currys Corner, this home offers a peaceful neighborhood setting while being mere minutes away from the bustling hub of Windsor. Enjoy easy access to a variety of amenities including shops, restaurants, parks, and recreational facilities, ensuring that you have everything you need within reach. Don't miss this incredible opportunity to own a well-loved home in Currys Corner.

Built in 2004

Essential Information

MLS® #	202314721
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,437
Acres	0.23
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 8th, 2023

Community Information

Address	16 Katie Court
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Currys Corner
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Wired, Double, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RES
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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