

# \$359,900 - 141 Lawrence Avenue, Berwick

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MLS® #202314804

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,975 sqft

Residential on 0.52 Acres

V2, Berwick, NS

First time on the market! This meticulously maintained property has been loved by the same owners since it was built. Located on one of the largest lots in the sought after Town of Berwick, this 2+1 bed 2 bath home has so much to offer! Main level has a large bright living room with heat pump for energy efficient heating & cooling, kitchen with plenty of cabinets. Large formal dining room has patio doors leading to 16x8 covered deck, where you can sit and enjoy the beautiful landscaping, mature trees and privacy. The rest of the main level has a spacious & bright primary bedroom, good sized 2nd bedroom and main bath with double sinks. Lower level has a den area, large family room, 3rd bedroom (window does not meet egress), 3 pc bath, utility room and storage area with walkout to backyard. Outside is a double paved driveway (plenty of room to build a garage) 2 sheds and beautiful gardens. Updates in the last few years include (but not limited to) : roof shingles 2022, new furnace 2021, oil tank 2018, heat pump 2019 (6 yrs remaining on transferrable warranty), new electrical breaker panel, blown in cellulose/fibreglass insulation in attic. Just mins to Hwy 101 access, 15 mins to Greenwood or New Minas, 1 hr to Halifax. Put this home on your list to view today!



Built in 1979

## Essential Information

MLS® #	202314804
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,975
Acres	0.52
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 7th, 2023

### Community Information

Address	141 Lawrence Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Berwick
County	Kings
Province	NS
Postal Code	B0P 1E0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Finished

### Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level, Sloping/Terraced,
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	Wooded
Roof	Asphalt
Foundation	Concrete Perimeter

### **School Information**

Elementary	Berwick And District School
Middle	Berwick And District School
High	West Kings District High School

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Greenwood)
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