

\$665,000 - 196 Neily Road, Nictaux South

MLS® #202315009

\$665,000

4 Bedroom, 2.00 Bathroom, 2,500 sqft

Residential on 109.00 Acres

V3, Nictaux South, NS

Prepare to be impressed! This expansive rancher style home features over 2500+ sq/ft of living space and is perfectly situated on an ultra private 109-acre lot! Located in peaceful Nictaux South, you are only minutes to nearby Middleton or Greenwood amenities. Included Starlink internet connection for those working from home, and lots of opportunity for horses or hobby farming with approximately 20 cleared acres, woods trails, and a solid 25x40 barn. This home has been well cared for both inside and out with gleaming hardwood floors, custom California shutters, and light and airy paint colors throughout. A great layout for growing families, the four spacious bedrooms each have a walk-in closet and share a 3pc and 4pc bathroom. Country kitchen with built in appliances, custom oak cabinetry, oodles of prep space, and a large banquette overlooking the lush backyard. Entertaining is a breeze between the formal living & dining rooms with french doors, crown moulding, and attractive wood burning fireplace. A practical laundry/mudroom and cozy family room with vaulted ceilings, brick hearth, wood elevator from the basement, and access to the covered patio round out the main floor. The dry unfinished basement is ready for expansion, or would make an ideal woodshop/hobby space with a walk up to the side yard. Wired for generator and a total of three heat sources keeps this home comfortable in any season (woodstove + insert, oil furnace, ducted heat pump with central air). Two double garages



(both attached and detached) with auto openers, you have plenty of room for all your vehicles and equipment. Follow the winding paved driveway and you will be pleasantly surprised with the private setting and gorgeous perennial gardens that give this home lots of curb appeal! If youâ€™re tired of nose neighbours and the hustle and bustle of living in town, take a peek at this property and see for yourself why country living will leave you feeling grounded and at ease!

Built in 1992

Essential Information

MLS® #	202315009
Price	\$665,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,500
Acres	109.00
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 15th, 2023

Community Information

Address	196 Neily Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux South
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Detached, Double, Wired, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Forced Air, Furnace, Heat Pump, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Over 100 Acres, Partially Cleared, Landscaped, Wooded
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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