

# \$187,500 - 549 South Broadway Avenue, Cornwallis Park

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MLS® #202315146

**\$187,500**

3 Bedroom, 1.50 Bathroom, 1,390 sqft  
Residential

V4, Cornwallis Park, NS

Looking to downsize and not have to worry about yard maintenance, then condo life is what you need. 549 South Broadway Avenue is move in ready with a new 3 head heat pump to keep this home cool in the summer and warm in the winter. Being an end unit there are water views from most of the windows in this home. On the main floor there is a half bathroom, large living room with a bay window and eat-in kitchen. The kitchen has all new appliances and provides access to the fenced in backyard with your own shed. On the second level there are 3 bedrooms and a bathroom. The basement has a finished bonus room, utility room with new hot water tank in 2022 and a storage/laundry room. The current owners moved the washer and dryer to the main floor but all hookups are still in the basement as well. The location of Cornwallis Park gives you the opportunity to go to Annapolis Royal or Digby for amenities, each approximately 15 mins away. There is also an assumable mortgage on this property with a low rate of 2.8%. In 2022 new flooring in primary bedroom, bathrooms, stairs and bonus room. Both bathrooms also have new sinks and toilets. Book a showing with your agent today



## Essential Information

MLS® #	202315146
Price	\$187,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,390
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	October 16th, 2023

### Community Information

Address	549 South Broadway Avenue
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Cornwallis Park
County	Annapolis
Province	NS
Postal Code	B0S 1H0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Assigned, Parking Spaces(s), Paved
View	Bay, Harbour, Ocean

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	Landscaped
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clark Rutherford Memorial School
High	Annapolis West Education Centre

### **Additional Information**

Zoning	R1
HOA Fees	325
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Exit Realty Town & Country
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