

\$795,700 - 241 Falmouth Dyke Road, Falmouth

MLS® #202317173

\$795,700

4 Bedroom, 3.00 Bathroom, 2,761 sqft

Residential on 1.41 Acres

V1, Falmouth, NS

Beautiful two-year new custom-built home in a lovely residential neighbourhood. This home has been thoughtfully constructed to appeal to buyers with different wants and needs.

Three/four bedrooms, one/two additional family rooms - the spaces are flexible to suit you. Enter to a large hallway/mudroom with bespoke shiplap wall, sliding barn door, porcelain floors, and an oversized coat closet with a laundry room and office space down the hall. From there, you'll be impressed with the 9-foot-high ceilings on the main floor, sparkling kitchen, soft close cabinets, oversized quartz-topped island, and beautiful dining area and living room with elegant electric fireplace. A wonderful surprise is the large hidden pantry. You'll love it! The large windows and doors make the space feel light and bright even on the foggiest maritime day. There are also three full baths and an incredibly spacious and relaxing primary suite. Down the main foyer are two additional large bright rooms and a three-piece bath. The stairs off the great room lead up to a second floor with a bedroom, bathroom, and additional common space. This home also has plenty of storage areas and walk ins. The sellers have installed three heat pumps for efficiency and comfort. There's a fourth heat pump in the garage- just needs to be hooked up. The attached oversized double garage is accessed from the center foyer and is large enough for extra storage and workspace. The outside space has been extensively landscaped. Almost an



acre and a half of land on municipal services gives you the best of both worlds. The sellers have pushed back the trees to make way for lawns, gardens, an orchard with fruit trees as well as a variety of berries. A large part of the yard has been fenced in and a shed added as well as a french drain. Tucked away but only a minute or two to the highway. 20 minutes to Wolfville, 45 minutes to Halifax or the airport, and close to shops, skiing, wineries, and golf. Great for lots of interests!

Built in 2021

Essential Information

MLS® #	202317173
Price	\$795,700
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,761
Acres	1.41
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	October 30th, 2023

Community Information

Address	241 Falmouth Dyke Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel, Multiple Driveways
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Slab

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on October 23rd, 2025 at 12:32am ADT