

\$299,000 - 14537-14539 Highway 1, Wilmot

MLS® #202317410

\$299,000

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.86 Acres

V3, Wilmot, NS

Awesome investment opportunity with this exceptional two-in-one property package! This listing presents a remarkable chance to acquire not only a charming 2-bedroom, 1-bathroom bungalow but also a separate 1-bedroom, 1-bathroom mobile home - all at an unbeatable price. Strategically situated just moments away from the convenience of Greenwood, Kingston & Middleton town amenities, this offering opens doors to a range of possibilities. Imagine residing in the bungalow while generating rental income from the mobile home, or vice versa - the choice is yours. The 2-bed, 1-bath bungalow is a showcase of modern updates and tasteful renovations. Elegant hardwood flooring, efficient heat pumps, updated kitchen, and massive party-pad basement. The property has seen significant enhancements including recent windows, siding, roof shingles, and both front and side decks. Plumbing and electrical updates have also been thoughtfully addressed, ensuring a worry-free living experience. Equally impressive is the mobile home, a 1-bedroom, 1-bathroom haven that has undergone extensive transformations. Fresh siding, updated windows, upgraded electrical and plumbing systems, and a fresh coat of paint breathe new life into this space. The roof on the mini will need to be replaced soon; this has been reflected in the asking price and will be an inexpensive project. Both properties maintain their independence with separate septic systems and individual



driveways. Sharing a drilled well, they coexist harmoniously on a sprawling plot of land, just under an acre. Commercial zoning opens a world of opportunities for a home-based business as well. Your chance to own this exceptional package awaits - make the call now before it's gone!

Built in 1961

Essential Information

MLS® #	202317410
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.86
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 15th, 2024

Community Information

Address	14537-14539 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Wilmot
County	Annapolis
Province	NS
Postal Code	B0P 1W0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway, Gravel

# of Garages	1
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Interior

Interior Features	Secondary Suite, See Remarks, High Speed Internet
Appliances	Other
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	C2
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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