

\$439,900 - 201 Auburndale Road, Auburndale

MLS® #202319452

\$439,900

3 Bedroom, 2.00 Bathroom, 2,357 sqft

Residential on 57.70 Acres

C3, Auburndale, NS

Secluded Paradise with Vineyard Potential. Hidden from the road, this enchanting 3 bedroom 2 bathroom bungalow offers the perfect blend of privacy and convenience. This sprawling 57.77 acres estate includes 2 acres of a once-thriving hobby vineyard that you can revitalize. This property is a gem waiting to be discovered. As you approach, you'll be greeted by a lush forested driveway that leads to your private sanctuary. Enjoy the serenity and peace of a home that's tucked away from the hustle and bustle of the outside world.

Step inside to discover open-concept principal rooms, flooded with natural light. The sunroom is cozy and has a wood stove - what better place to curl up in a blanket with a book and enjoy the glow of a fire on a cool fall evening? From here, you'll have a panoramic view of the surrounding nature. The primary bedroom boasts extra closet space for clothes of every season, and two additional bedrooms are perfect for family or guests. With two bathrooms, there's no need to worry about morning rush hours. Turn your love for wine into a rewarding endeavor right in your backyard. Unlock the potential of your property by breathing new life into 2 acres of hobby vineyard. Though embraced in privacy in your new home, you're just a short 5 minute drive from town, where you'll find all the conveniences you need. A carport offers shelter for your vehicles, and a workshop provides space for your creative projects. With almost 58 acres at your disposal, there's



ample room for exploration, gardening, or simply enjoying the tranquility of nature. You can truly make this property your own. This 28 year old bungalow is not just a home; itâ€™s a unique lifestyle opportunity. Whether youâ€™re seeking a peaceful retreat or an entrepreneurial venture, this property has it all. Donâ€™t miss out on this rare opportunity to make this piece of South Shore paradise your own.

Built in 1995

Essential Information

MLS® #	202319452
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,357
Acres	57.70
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 1st, 2023

Community Information

Address	201 Auburndale Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Auburndale
County	Lunenburg
Province	NS
Postal Code	B4V 3Y1

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	Attached, Carport, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Range, Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Newcombville Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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