

\$295,000 - 8634 Highway 201, Nictaux

MLS® #202319904

\$295,000

2 Bedroom, 1.50 Bathroom, 1,050 sqft

Residential on 29.00 Acres

V3, Nictaux, NS

Opportunity awaits with this cute farmhouse sitting on 29 acres of flat usable land! Within the same family for decades, pride of ownership is evident from the moment you step onto the manicured lot. Inside, you will find two bedrooms on the second floor (each with large closets) and a spacious 2pc bath that could be modified to include a tub/shower if needed. The main floor features an open concept living/dining space with laminate flooring and bay window, opening onto the country kitchen with included appliances and updated countertops & cabinet doors. The front den could easily be converted into a third bedroom, with access to the 4pc bath. This could be a good set up for in-laws or those with mobility issues, to have everything you need on one level. Two well maintained outbuildings are both wired, perfect for those seeking hobby or extra storage space! Centrally located in Nictaux, this property has a municipal sewer connection and is only minutes to nearby Middleton or Greenwood. You can always get around being on a priority road for winter plowing, with nearby access to public transit and school bus service. Updated oil tank & furnace providing cozy hot water heating, RV sewer hook up for visiting guests, and a drilled well with great water supply completes this attractive package!



Essential Information

MLS® #	202319904
Price	\$295,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,050
Acres	29.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 16th, 2023

Community Information

Address	8634 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer, Refrigerator
Heating	Furnace, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

Exterior

Lot Description	10 to 49.99 Acres, Cleared, Partial Landscaped, Level, Wooded
Roof	Fiberglass

Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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