

# \$399,900 - 3811 Nova Scotia 354, Upper Rawdon

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MLS® #202320454

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,857 sqft

Residential on 1.86 Acres

105-A, Upper Rawdon, NS

This charming country residence boasts four bedrooms and three bathrooms, nestled on a spacious 1.86-acre lot. It features a detached 24x24 garage, complemented by an extended driveway, providing abundant parking space. A delightful babbling brook graces the treed backyard, adding to the serene ambiance. This home has been thoughtfully upgraded, including the installation of a new window in July 2019, freshly painted throughout, new light fixtures, Pex Plumbing, Well pressure tank, Roof ridge venting, flooring, hot water tank and heat pumps (2017). The allure of this Upper Rawdon gem is undeniable. The nearby elementary school and sprawling blueberry fields contribute to the tranquil atmosphere, where the melodies of birds and the gentle flow of the brook further enhance the sense of peace. Located just 25 minutes from Enfield, this property offers a perfect blend of rural tranquility and accessibility. A brand NEW SEPTIC SYSTEM will be installed prior to closing date, think of the savings on inspections! Don't miss the opportunity to make this house your own!



Built in 1985

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 202320454 |
| Price    | \$399,900 |
| Bedrooms | 4         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 2                       |
| Square Footage | 1,857                   |
| Acres          | 1.86                    |
| Year Built     | 1985                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | February 29th, 2024     |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 3811 Nova Scotia 354           |
| Area         | Halifax - Dartmouth            |
| District     | 105-East Hants/Colchester West |
| Sub-District | 105-A                          |
| City         | Upper Rawdon                   |
| County       | Halifax                        |
| Province     | NS                             |
| Postal Code  | B0N 2N0                        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                 |
| Parking        | Detached, Double, Wired, Gravel                                   |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | High Speed Internet                    |
| Appliances        | Gas Range, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless, Radiant           |
| Cooling           | Ductless                               |
| Fireplace         | Yes                                    |
| Fireplaces        | Wood Burning Stove                     |
| # of Stories      | 2                                      |
| Stories           | 2 Storey                               |
| Has Basement      | Yes                                    |
| Basement          | Walk-Out Access                        |

**Exterior**

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | 1 to 2.99 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Vinyl Siding                         |
| Foundation      | Concrete Perimeter                   |

**Additional Information**

|        |       |
|--------|-------|
| Zoning | RURAL |
|--------|-------|

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Parachute Realty |
|----------------|------------------|

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