

\$464,500 - 13995 Highway 1, Wilmot

MLS® #202321920

\$464,500

4 Bedroom, 2.00 Bathroom, 2,067 sqft

Residential on 50.22 Acres

V3, Wilmot, NS

This is a property of opportunity! Situated on 50 acres of stunning landscape, walking trails and a camp, a babbling brook & hobby farming potential, this acreage gives any avid gardener the space they need to really express their creativity This property gives you the option to farm, have a home based business & have multi units where you can set your own rent to offset your mortgage or start your real estate portfolio. The main home is a Circa 1900 century 2 story currently converted to a spacious over & under with 4 beds & 2 baths in total. A separate 1 bed 1 bath mobile with office space or option for 2nd bedroom. Spacious and perfect for another rental. A large outbuilding currently used as an established business, Nan's Rock Shop, which can be included for an additional price. Or a space that you could utilize for your own business or hobby farming. Situated in a friendly community and borders the popular Harvest Moon trail for your evening strolls. Close to town amenities & offers a variety of potential. This well loved home feels like a hug from start to finish. Book your showing today!



Built in 1900

Essential Information

MLS® #	202321920
Price	\$464,500
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	2,067
Acres	50.22
Year Built	1900
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 7th, 2024

Community Information

Address	13995 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	Detached, Heated Garage, Wired, Circular Driveway, Gravel, Parking Spaces(s)

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	50 to 100 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Stone

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	R-5 & AG
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Listing Details

Listing Office	Exit Realty Town & Country
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