

\$597,000 - 2312 Highway 1, Wellington

MLS® #202323490

\$597,000

4 Bedroom, 2.50 Bathroom, 2,682 sqft

Residential on 3.70 Acres

Wellington, Wellington, NS

This private and spacious 4 bedrooms 3 bath with garage located 10 minutes from the town of Yarmouth could be your next home. Beautiful landscaping with some raised garden beds. Attention to detail has been giving in this well laid out home. Upon entering the house a good size mud room with plenty of storage is a welcoming feature. Next is a kitchen that ticks off all the boxes, including a pantry, as well as the open concept dining and living room area. Down the hall you will find a bedroom/office, bathroom and the large master with ensuite bath and large walk in closet. Head downstairs to a bedroom, bathroom, recreation room, and a media room (Which could be divided into two more rooms), and a utility room. This house is heated with wood burning furnace and heat pumps. Features: Two 60 gallon hot water tanks, so no running out of hot water. Well has never gone dry even in a drought, energy efficient (very low power bills), some newer appliances, R60 both house and garage, fibreglass deck, wired for generator, lots of storage. Furnishings are negotiable.



Built in 2012

Essential Information

MLS® #	202323490
Price	\$597,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,682
Acres	3.70
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 25th, 2024

Community Information

Address	2312 Highway 1
Area	Yarmouth
District	County Hwy 1
Sub-District	Wellington
City	Wellington
County	Yarmouth
Province	NS
Postal Code	B5A 4A5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Heated Garage, Wired, Gravel, Parking Spaces(s)

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler
Heating	Forced Air, Furnace, Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding

Foundation Concrete Perimeter

School Information

Elementary Port Maitland Consolidated Elementary School

Middle Maple Grove Education Centre

High Yarmouth Consolidated Memorial High School

Additional Information

Zoning Residential

Listing Details

Listing Office RE/MAX Banner Real Estate(Yarmouth)

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