

\$449,900 - 2036 Highway 1, Falmouth

MLS® #202323507

\$449,900

3 Bedroom, 1.50 Bathroom, 2,300 sqft

Residential on 0.50 Acres

V1, Falmouth, NS

When century-old elements & design merge with modern functionality, the arrangement is pure perfection! Built in the 1890s and made to stand the test of time, this classic 2 story charmer offers a seamless blend of old and new. The home is located in the desirable area of Falmouth, only minutes from the Town of Windsor amenities & Highway 101 access, yet offering county taxes. The home showcases the beautiful flow of a classic Victorian with generous sized rooms, lofty ceiling height and the most gorgeous natural light flooding in through the large windows. Entering the home from the rear, you will be delighted with the seasonal sunroom- ideal for morning tea & a drop spot for the kids' wet snow gear. Into the main home you will discover an updated kitchen with a propane stove with centre grill, butcher block island, double oven and lots of cupboard space. A formal front facing dining room & living room, den/office with built-in shelving flanking the electric fireplace and a powder room complete the first level. Up the original staircase you will find 2 good sized bedrooms, huge master bedroom and lovely 5-piece bath including a clawfoot tub, heated floors and convenient second floor laundry. In addition to the obvious updates throughout, the home is tremendously energy efficient to keep your heating and cooling bills low. The partially fenced yard is just the right size and hosts the sweetest tree house and detached double car garage. If a cookie-cutter home style doesn't appeal to



you, and you crave more flair and individuality,
then you need to add this beauty to your
viewing list!

Built in 1890

Essential Information

MLS® #	202323507
Price	\$449,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,300
Acres	0.50
Year Built	1890
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 22nd, 2024

Community Information

Address	2036 Highway 1
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
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Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Furnace, Space Heater
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Other, Stone

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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