

# \$220,000 - 378 Orchard Street, South Berwick

MLS® #202325784

## \$220,000

2 Bedroom, 1.00 Bathroom, 1,104 sqft  
Residential on 0.33 Acres

V2, South Berwick, NS

Potential potential! This affordable home is the perfect starter or flip. Situated on 1/4 of an acre lot with a lot of the heavy lifting already taken care of. This would make a lovely home with some cosmetic work and vision. Located just on the outskirts of town, there is no deed transfer or in town taxes applicable here, yet it is a hop and skip away from all of what Berwick has to offer. The home features 2 bedrooms, 4 pc bath, spacious kitchen with laundry, formal dining room, living space and sunroom. A great layout for easy heating. A lovely yard to garden with a partial paved driveway, back deck and large two storey barn which looks to be in good condition. Updates include roof shingles, septic system, HWT, CWT, oil furnace recently serviced, just to name a few. 100 amp breaker panel, all appliances included and ready for immediate occupancy. Why pay a fortune in rent when you could start your real estate portfolio today! Property being sold 'As is, Where is'.



### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202325784 |
| Price          | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,104     |
| Acres          | 0.33      |

|           |                         |
|-----------|-------------------------|
| Type      | Residential             |
| Sub-Type  | Single Family Residence |
| Status    | Closed                  |
| Date Sold | February 14th, 2024     |

### Community Information

|              |                    |
|--------------|--------------------|
| Address      | 378 Orchard Street |
| Area         | Annapolis Valley   |
| District     | Kings County       |
| Sub-District | V2                 |
| City         | South Berwick      |
| County       | Kings              |
| Province     | NS                 |
| Postal Code  | B0P 1E0            |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Detached, Gravel, Parking Spaces(s), Paved              |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Speed Internet                |
| Appliances        | Stove, Dryer, Washer, Refrigerator |
| Heating           | Forced Air, Furnace                |
| # of Stories      | 1                                  |
| Stories           | One and One Half                   |
| Has Basement      | Yes                                |
| Basement          | Unfinished, Walk-Out Access        |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Vinyl Siding                         |
| Foundation      | Concrete Perimeter                   |

### School Information

|            |                                 |
|------------|---------------------------------|
| Elementary | Berwick And District School     |
| Middle     | Berwick And District School     |
| High       | West Kings District High School |

### Additional Information

Zoning                      A2

## **Listing Details**

Listing Office              Exit Realty Town & Country

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